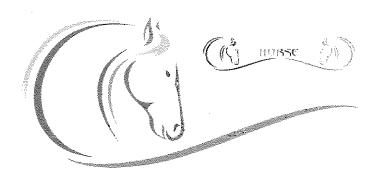


AGENDA CITY COUNCIL

1368 Research Park Dr Beavercreek, Ohio

Work Session – Tuesday, February 17, 2015, 5:00 p.m. Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
 - A. Greene County Electric Aggregation, Brandon Huddleson, County Administrator; Bob Glaser, County Commissioner; Bill Bradish, Palmer Energy
 - B. Bachman Property Ditch Erosion
 - C. Golf Course Five Year Action Plan
- V. INFORMATIONAL ITEMS
 - A. Property Maintenance Code Update
- VI. COUNCIL COMMITTEE/EVENT UPDATES
- VII. ADJOURNMENT



Sycamore Creek Farm

January 21, 2014

Beavercreek City Council 1368 Research Park Drive Beavercreek, OH 45432

RE: Grange Hall Road Widening and Drainage Damage

City Council of Beavercreek, Ohio:

We received a letter in March of 2014, from a company known as DLZ. This was the <u>first</u> notice we received informing us of a construction project that would affect the property we own located at 2481 Grange Hall Road. The letter advised us the City of Beavercreek had hired DLZ to manage a project known as GRE-CR25-4.76 - Grange Hall Widening. The letter also stated the city would be acquiring portions of our property. It indicated Beck Consulting, Inc. would be contacting us shortly for an appraisal required to determine the amount of compensation for taking portions of our property.

The letter mentioned the *improvement* was being done to "better serve the needs of the public." The letter also stated, "An appropriate storm sewer drainage system will also be provided with this improvement." Upon receipt of this letter, I immediately contacted DLZ and inquired about the *exact* nature of what the city considered "An appropriate storm sewer drainage system ..." DLZ explained the drainage system included plans to add curbs and gutters along Grange Hall Road and referred me to Beck Consulting. During this telephone conversation, I also informed DLZ their letter did not include the referenced brochure explaining our rights when ODOT takes personal property. DLZ said they would send a copy of the brochure, which I never received.

Since that day, I have spoken to numerous city, county and state employees regarding this project, and my concern of the negative impact it will have on our property located on Grange Hall Road and our farm located at 4040 Graham Drive, Beavercreek, OH. I have personally met with Nick Smith and John Howlett at our farm, showed them the damage already created by the city re-directing water from new developments around us, and discussed my apprehension of adding more water to the flow after the Grange Hall project is completed. Mr. Howlett even recalled my father contacting the city in prior years and asking for help with the erosion problem occurring to our property. They told me, as they did my father, the City of Beavercreek could not help and the water was a matter of "mother nature." Project Manager Jeffery Mooreman contends there will be a tiny increase of water to "what is already there." I have explained the water we are ALREADY receiving is causing problems to not only us but the nearby homes as well. He denied this and said the city has not received any complaints regarding water runoff from homeowners in the areas surrounding our farm. (This is a flat out lie. City records of repairs and other documentation I have can prove it.)

Our farm currently has ravines and tributaries that have built up over the years and with more recent, severe damage since the construction of the Liberty Nursing Home on Grange Hall Road. These ravines are 20 feet deep in some places, with tributaries anywhere from six to ten feet deep. The ravine created from the water runoff from Grange Hall Road, which then crosses Rollingview Drive and flows directly into our property has also taken out our property fence line. It has deposited old car tires, lawn chairs, toilet seats and other garbage onto our acreage where we have horses. The adjacent neighbor has cut holes in our fence, and has requested we do not repair it. The fence blocked the garbage flowing in the water and created even more flooding in his yard.

The water runoff from the area of Grange Hall Road and Gardenview Drive also add additional volumes of water to our land at another location, of which is our main creek. I have now lost access to my last 14 acres of land because it has become impassable by 18-20 foot cliffs. Most recently, about a year and a half ago, the water eroded more soil around

Sycamore Creek Farm City Council Page 2

trees next to the creek. A large tree fell, hit another large tree, and both fell between two homes on Rushton Drive. This took out electrical power for over 12 hours in the entire neighborhood near Vayvew Drive and Rushton Drive. Within the last quarter of 2014, another large tree has fallen in the same area due to continued soil erosion, with numerous others endanger.

I had have conversations with Mayor Jarivs, State Representative Rick Perales and Scott Brown, Project Lead from ODOT. I have sent pictures and videos of Graham Drive and neighboring areas flooding after rainstorms to all of them. I also reminded Mayor Jarvis and Rick Perales of a report the City of Beavercreek commissioned in 2008, <u>Vayview Drive Drainage Study</u>, which details the drainage problems and <u>future issues</u> if the city does not address the amount of water flow added to properties downstream. Both dismissed me with comments such as Beavercreek residents not voting on levies to pay for water control to we can't deny people the right to develop their land or we would be sued.

Expanding Grange Hall Road and adding curb and gutters to collect water and *re-direct* it towards **new**, **additional** and **larger** underground piping is ruining both of my properties and the surrounding neighborhood. The project calls for curbs to be constructed around the corner on Graham Drive at 2481 Grange Hall Road. The curb will decrease in size to allow access to our driveway, which has a downward slope, then increase in size again and continue a few more feet until it ends in the middle of our side yard. Our side yard where the curb will end, also slopes inwards towards our house. I have seen the sewer grates in our yard during storms. Air needs to be present to allow water to deposit between the grates and fall into pipes. If the amount of water rushing over the grates blocks the entire grate surface, water continues to flow over and past it. If the water gets to our driveway where the curb height decreases, it will enter our driveway. I have also mentioned this as a major concern because it could cause flooding to our house. In this same location, the plans also call for an increase in the height of the road. Adjusting the height of the road will be amplifying the driveway slope angle towards our house. Jeffery Mooreman and others associated with the city have assured me this will not happen after the project is completed, but I am not convinced.

The entire Grange Hall Road Project is to relieve congestion and allow homeowners to exit from side streets onto Grange Hall Road. THIS WILL NOT FIX THE PROBLEM! Mr. Mooreman said the middle lane is to allow homeowners to turn without causing backup and help congestion. This is INCORRECT. Any person can stand on Grange Hall Road during rush hour and figure out the problem is access to Kemp Road, NOT the homeowners stopping traffic to turn onto side streets.

I am asking the city council to take a good, hard look at the Grange Half Road Project, and any new, pending construction around our properties and neighborhood. The amount of water we are already receiving from the cities continued disregard of our personal property, loss of land and use of it is just appalling.

I would be more than willing to discuss this issue with you in person and show you the pictures, video and damage to our land, and consider possible resolutions to the destruction of our properties that the city continues to create and ignore.

Sincerely,

Joyce Thommen, Farm Manager

Sycamore Creek Farm

PC: Marianne Bachman, Owner

Sycamore Creek Farm



Ms. Wanda Layne 2469 Rollingview Drive Beavercreek, Oh 45431

City of Beavercreek 1368 Research Park Drive Beavercreek, OH 45432

Attention: City Council Members:

Brian Jarvis

Debborah Wallace Vicki Giamborne Melissa Litteral Jerry Petrak Zach Upton Chad Whilding

Dear City Council Members:

I am a resident of Beavercreek, Ohio. It has come to my attention the City of Beavercreek is planning on widening Grange Hall Road. The plans for the project show the city will be adding curbs and drainage culverts with new, larger piping to redirect the water off the road. The water will be collected and added to the existing flow I am already receiving and sent down towards my property.

Over the years, I have been in contact with the city off and on since 1997, in regards to the water we receive coming down Graham Drive. The flow of water has dramatically increased over the years to the point where Graham Drive floods during rainstorms. I had to pay to redesign my driveway and drainage ditch to stop the flooding of my house basement and garage.

Over the past two years, my boyfriend has been in contact numerous times with Mr. John Howlett and other city personnel regarding the ditches across from me. We have been assured by the city on several times that they "had it on the books" to come out and repair the ditch so it would not flood my front lawn and door area, which currently makes me unable to enter my front door when it rains. To date, we have not seen the promised repairs.

In 1998, the city came out and installed a very large drainage pipe that crossed Graham Drive under my neighbor's driveway. This pipe is approximately 24 inches in diameter and connects the running water from across the street under their driveway and past my garage. The pipe comes out above ground and dumps large amounts of water behind my garage, and runs along my back yard, then continues through my other neighbor's backyards on Rollingview Drive. I also receive water runoff coming from the west side of Rollingview that flows on the south side of my house. The water continues to erode the property line behind me. We have planted plants, grass and other greenery to lessen the damage, but nothing has worked and the water continued to remove the soil.

I am amazed the city and council has such low regards of its residents and their properties, as it continues to allow further development of properties and hard surface that add to the storm water

City of Beavercreek February 4, 2015 Page Two

runoff in the City of Beavercreek. I also do not understand why the City Council of Beavercreek will not stand up to its responsibility and develop a water plan to handle runoff without damaging personnel property of the residents. It seems the council has more regard and consideration for the big developers who continually add to my situation.

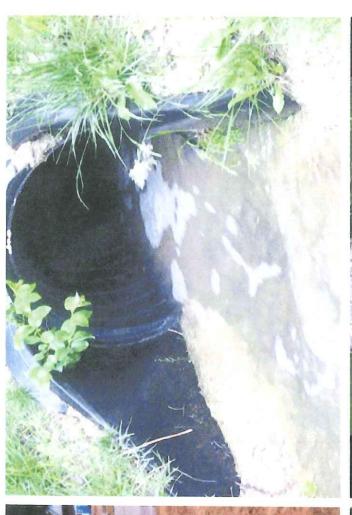
The widening of Grange Hall Road with curbs will just be another way of dumping on the "little guy."

Warda Sayne

I request the City Council of Beavercreek stop the planned expansion of Grange Hall Road, and deal with a water problem that already exist before more water is added and directed my way.

Sincerely,

Wanda Layne









Grange Hall Widening (PID 88315)

TO THE CITY OF BEAVERCREEK CONCERNING THE NEIGHBORHOODS AND PROPERTIES ON THE WEST SIDE OF GRANGE HALL ROAD, INCLUDING, BUT NOT LIMITED TO, THE VACINITY OF FIELDCREST DRIVE, DARDEN DRIVE, LA BONNE STREET, GRAHAM DRIVE, GARDENVIEW DRIVE / SHADYCREST DRIVE / LUJON DRIVE DARDEN DRIVE.

It is of the direct and utmost concern of the property owners signed below, to request the City of Beavercreek to assist the city's residents in stopping and controlling further property damage and erosion caused by water drainage/runoff being directed towards their homes and neighborhoods.

The undersigned request the city put a hold on the current plans of widening Grange Hall Road until a proper and COMPLETE land and hydraulics survey of the entire area is concluded. The current volume of water flow directed into these neighborhoods is excessive and inexcusable.

We request the survey of the area to include TOTAL drainage flow calculations, which take into consideration the current and future planned water flow in the Grange Hall Road Widening Project. This should encompass, but not be limited to, required engineering, physical, financial, natural, and esthetic considerations the city will IMPLEMENT for an equitable and safe solution to the storm drainage problems.

Let the signature(s) below also make the City of Beavercreek and its public servants aware of the Neighborhoods interest and support in keeping our total neighborhood appearance, property values, safety, and maintenance at the top of our city's and public servants goals.

Additional comments:

Not mentioned above. 2511 & 2516 Vayview Drive (intersection of Vayview Drive & Rushton Drive) are also effected by the erosion caused by the water drainage/runoff being directed from 2555 Grange Hall Road.

The current drainage/runoff is directed from the Grange Holl Road into the properties to the west. Once the water saturates into the yards it then runs from property to property until it reaches the side streets & ditches along the west side of Grange Hall Road.

The new drainage/runoff from Grange Hall Road will not saturate into the yards before traveling to the side streets & ditches. Therefor the drainage/runoff will be piped directly to the side streets & ditches (west side) causing additional drainage/runoff to existing erosion problem.

Requesting the city to stop the project & redesign the drainoge/runoff to address the additional water to the west side of Grange Hall Road.

October 17, 2014 Date
Mark Camden
Printed Name(s)
Made Constan
Signature(s)
<u>2506 Vayview Drive, Beavercreek, OH 45431</u> Address
(937) 426-3486 Phone Number

TO THE CITY OF BEAVERCREEK CONCERNING THE NEIGHBORHOODS AND PROPERTIES ON THE WEST SIDE OF GRANGE HALL ROAD, INCLUDING, BUT NOT LIMITED TO, THE VACINITY OF FIELDCREST DRIVE, DARDEN DRIVE, LA BONNE STREET, GRAHAM DRIVE, GARDENVIEW DRIVE / SHADYCREST DRIVE / LUJON DRIVE DARDEN DRIVE.

It is of the direct and utmost concern of the property owners signed below, to request the City of Beavercreek to assist the city's residents in stopping and controlling further property damage and erosion caused by water drainage/runoff redirected towards their homes and neighborhoods.

The undersigned request the city put a hold on the current plans of widening Grange Hall Road until a proper and COMPLETE land and hydraulics survey of the entire area is concluded. The <u>current</u> volume of water flow directed into these neighborhoods is excessive and inexcusable.

We request a survey of the area be done and include TOTAL drainage flow calculations, which take into consideration the <u>current</u> and <u>future</u> planned water flow in the Grange Hall Road Widening Project. This should encompass, but not be limited to, required engineering, physical, financial, natural, and esthetic considerations the city will IMPLEMENT for an equitable and safe solution to the storm drain erosion problems to our property and neighborhood.

Let the signature(s) below also make the City of Beavercreek and it's public servants aware of the neighborhood's interest and support in keeping our total neighborhood appearance, property values, safety, and maintenance at the top of our city's and public servants goals.

February 9, 201	.5
Date	

James & Nova Williams

Printed Name(s)

Signature(s)

2511 Vayview Drive, Beavercreek, Ohio 45431

Address and Phone Number

Joyce,

It was great to finally meet you after so many years of mushroom hunting on your family farm and only hearing about you. I am very sorry to hear about your plight with the local government folks regarding the severe flooding due to the continuing development and resulting storm water runoff problems it has introduced. I began to recognize the issue a few years ago during the spring morel season when the normal spring rains created parts of the property completely inaccessible because of the newly formed raging creek beds in what was previously level ground. It appears to have affected an alarming portion of your land. I am at a loss to understand the city's complete deference to unlimited new development at the expense of long term residents. I am also astounded by the city's intentional ignoring of the toxic landfill that this ground water is carrying more and more of downstream. I have put in a few calls to some friends and acquaintances that work for the EPS, water treatment test companies and adjoining local governments to try to help you raise awareness of this problem. I will keep you posted on any information or assistance I am able to provide. You should not have to fight this battle alone when there are so many others unknowingly sharing that risk as well. They surely need to be made aware of the danger to their wells, gardens, structure foundations and personal health and well being. Please let me know if there is anything else I can help you with.

Keep fighting the good fight,

Mark Durin

Mark Ervin

City of Beavercreek City Council Members 1368 Research Park Drive Beavercreek, OH 45432

Regarding: Storm Water Runoff

To whom it may concern:

My name is Paul Allen and I live at 3971 Graham Drive in Beavercreek. Over the years, as the City of Beavercreek has allowed additional development of houses, condominiums and businesses on the west side of Grange Hall Road, my property has been damaged by storm water runoff.

When I moved into my house, there were a few developed properties across Grange Hall Road. When it would rain, the water would be absorbed into the ground. Over the years, I have seen a large increase of water being directed onto my street and into my yard. When the Spicer Development was built, there was a significant change in the amount of water flowing behind my house and down Graham Drive.

The City of Beavercreek continues to allow development of land with no regard of the damage the water is doing to the land downstream. My 200 plus year old tree fell down due to soil erosion of the root system. When it rains, my remaining large tree gets encircled by a river on both sides and is now in the process of dying due to root exposure too. (See attached picture.) All other trees I have tried planting over the years keep dying from water saturation of the roots. I had my water well collapsed because of soil saturation, so I had to tap into city water at a great cost. My house foundation, where the water circles my house, has now cracked.

When it rains, Graham Drive floods. The water flows down the street, crosses over and runs around both sides of my house. My backyard is sinking and the ravine crated from water flowing from Grange Hall Road is widening every year.

I am requesting the City of Beavercreek stop the Grange Hall Road Project, which as designed, will collect and send even more storm runoff down my street and onto my property. The city council members are public servants who are supposed to protect the citizens of their city. The damage being done to my house, property and surrounding neighborhood continues without regards to the damage done to private property or homeowners who pay property taxes. What good will paying taxes do for the city, if my home value continues to be lowered by soil erosion and ravine damage?

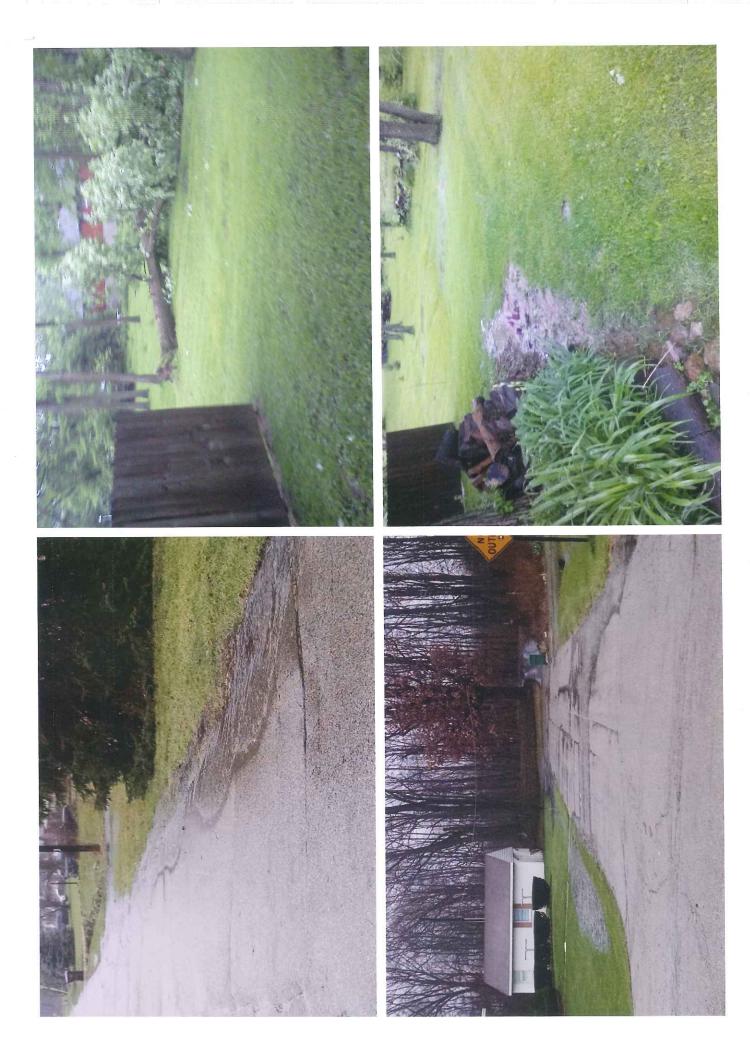
I also request the city council look into the storm runoff situation of the City of Beavercreek and come up with a comprehensive plan to deal with this situation. Until then, I hope each of you have enough sense to stop any new construction which will add to my problem with the storm water.

Sincerely,

Paul Allen

3971 Graham Drive Beavercreek, OH 45431

el 3. dh



2555 Grange Hall Road Beavercreek, Ohio 45431-1712 7 February 2015

Mr. Brian Jarvis, Mayor City Council 1368 Research Park Drive Beavercreek, OH 45432

Dear Mayor Jarvis:

Since I am unable to attend the Beavercreek City Council meeting on 9 February 2015, I have sent my comments. This letter is to register my concern about the massive amount of water that comes out of the Liberty Nursing Home pipe during a serious rainstorm and the eroding effect it has had on my property. Due to the extreme drainage flow, my land value has been diminished and hope of future development has been compromised. I strongly concur with my neighbors who are also concerned and who face much inconvenience, along with land damages and financial damages due to the water that has not been adequately managed.

Note that I do appreciate the recent action of the Beavercreek Engineering Department. When they were made aware that the original size of the pipe in the water detention pond of the Liberty Nursing Home had been greatly enlarged, they said that the enlargement will be covered and the pipe returned to its design size. While this correction will help lessen the flow during normal rainstorms, it will be overridden during a serious rainstorm.

In addition, my property is eroding from water flowing from Gardenview Drive, through the yards and onto my property on my north boundary. As there seem to be additional pipes funneling more water onto Gardenview in the construction drawings of the Grange Hall widening project, I am concerned that this problem will also get worse. And looking at some of the arrows on the drawing, it appears that there could be an intentional re-direction of water. Also, at least one of my Gardenview neighbors is having a problem with water in her basement during serious rainstorms from the run-off from Gardenview and potential upstream sources.

There is a timely article on page 7 in Volume 29, No. 1, Winter 2015, of the Beavercreek Wetlands Association "The Spotted Turtle", entitled 'Science Corner: Retention and Detention Ponds' by Jim Amon. In it he says: "The idea of both of these structures is to ensure that the velocity of the water, a major factor in erosion, is not greater than the pre-construction velocity." And later he states: "Neither of these structures deals with the volume of water." And later in the same paragraph, he says: "...a greater amount of water will leave the site than prior to construction." This seems to be happening in Beavercreek and affecting properties downstream of the construction, including construction which has occurred over the past several years. This is the link to that newsletter. http://www.beavercreekwetlands.org/documents/spottedTurtle2015Winter.pdf

Thank you for your consideration.

Janet Gum



Golf, Facility and Customer Analysis

Beavercreek Golf Club

Joe Moore, PGA

14

Golf Analysis

Beavercreek Golf Club

Preface:

To provide an adequate background for the operations of Beavercreek Golf Club we will first look a trends for the past (2) two years at the National level and State level regarding operations provided by the PGA of America. We will also look at information collected for the golf industry as a whole at the National and State level provided by SRI International conducted on behalf of the major golf organizations. Finally, we will share information collected from numerous surveys conducted by the Beavercreek Golf Club, responses are from golf course patrons and residents of the City of Beavercreek, Ohio.

Introduction:

Beavercreek Golf Club is located in the City of Beavercreek, Ohio. The facility was conceived in 1994, constructed in 1995 and opened for play in 1996. The golf course was the product of a marriage between two entities JMD a housing developer and the City of Beavercreek, Ohio. The arrangement between the two entities was for the developer to acquire the land needed for a golf course and surrounding housing development [1]. The developer JMD would then donate the land to the City of Beavercreek, Ohio who would construct a golf course and clubhouse. The City sold (\$9,000,000) nine million in bonds to pay for the construction of the facility. The bond payments have an escalating amortization schedule.

At the time of the joint venture between the City and the developer the golf course industry was experiencing a building boom. During this golf course construction boom roughly one golf course was opening every day. The surrounding suburb communities of Springboro, Miamisburg and Centerville had opened golf facilities in 1991, 1992 and 1994 respectfully. The golf courses built during this time by the competing Cities had a residential component to them. There is a premium paid to live on a golf course and developers found they could charge a 20%-30% more than houses of similar size and quality located in a non-golf setting [1]. All of the cities built facilities outside of the norm for public golf. Most public and municipal facilities are small in clubhouse and course turf conditions are nominal. All of the cities created golf courses more in line with a high end country club.

For growing suburban communities this seemed like the appropriate course of action. Build a golf course to enhance the stature of the community, increase high end housing units, increase property tax collections, and increase residency with those who could afford to pay the premium of living on a golf course. Golf courses at the time were profitable and every indication was that the trend would continue into the future.

What Cities found, was everything came true except the golf course facilities were unable to pay for their operations and cover the bond payments. Increases seen from property tax collections were offset by the losses of the golf facility operations.

The property surrounding Beavercreek Golf Club is consisted of 686 residential units. In the golf course PUD there are 129 single family homes, 301 townhomes/condo and 256 apartments. The surrounding golf course PUD accounts for (\$2,557,758) two million five hundred fifty seven thousand seven hundred and fifty eight dollars in property taxes. The city receives 15% of property tax collections or (\$383,663) three hundred eighty three thousand six hundred and sixty three dollars per year, the current bond payment a Beavercreek Golf Club is (\$954,000) nine hundred and fifty four thousand per year [2].

In 2004 the City of Beavercreek took over management of the facility. This decision was done in response to less than desirable results achieved from a third party management company hired to run the operation for the City. The first (8) eight years of the facility's existence the City owned and was financially responsible for the operation, with little control over the direction.

National Golf Trends:

The golf industry has experience an overall decline of 9.4% from the years 2001 to 2011 during the same time the U.S. economy grew 10.2%. Rounds of golf have decreased 7.3% during the same time period. One could look at those figures and safely conclude that since the year 2001 the industry is down 20% adjusted for inflation. The United States experienced (2) two recessions in 2001 and 2007-2009. Total golf facilities have decreased by (301) three hundred and one since year 2005 bringing the total number of facilities to (15,751) fifteen thousand seven hundred fifty one. The current number of facilities is still greater than in year 2001 [3].

The largest factor seldom talked about in the decline of the golf industry is a change in the IRS tax code that occurred during the same time as the first recession in 2001. Prior to 2001 companies could write the expense of golf fees and membership dues off as a business expense. When the change in tax code occurred memberships in private clubs dropped and the corporate outing all but went away. Individuals who received a golf membership as part of their compensation package, or companies who used a corporate membership or outing to entertain clients had to make a choice. With an eye on the bottom line they walked away from golf as potential company entertainment [4].

Golf as an overall industry is greater than all other spectator sports combined. The total direct economic impact of golf is (\$68,000,000,000) sixty eight billion, the total indirect impact of the industry is (\$176,000,000,000) one hundred and seventy six billion on the U.S. Economy. The golf industry employees (1,980,000) one million nine hundred and eighty thousand people

in the United States with wage income of (\$55,000,000,000) fifty five billion dollars. Charities received (\$3,900,000,000) three billion nine hundred million dollars in contributions as a result of golf related activities [3].

State Level:

The state of Ohio trends fall in line with national trends. The state of Ohio has (700) seven hundred golf course facilities. Of the (700) seven hundred golf facilities there are (91) ninety one owned by government entities. Ohio is home to (93) ninety three golf course residential communities [5].

The direct economic impact of golf in Ohio is (\$2,300,000,000) two billion three hundred million and an indirect economic impact of (\$4,800,000,000) four hundred billion eight hundred million. The Ohio golf industry employees (68,000) sixty eight thousand people in the State. The golf industry in Ohio is larger than aluminum industry, the machinery industry and the pharmaceutical industry [5].

National and State Comparisons to Beavercreek Golf Club:

	<u>Municipal</u>		<u>Public</u>	
	2012	2013	2012	2013
Greens Fee and Cart Nationally	\$46	\$45	\$52	\$53
Green Fee and Cart State	\$40	\$41	\$39	\$40
Green Fee and Cart BGC	\$59	\$55	\$59	\$55
Rounds of Golf Nationally	32k	25k	29k	25k
BCG Rounds	29,813	23,789	29,813	23k
Total Revenues Nationally	\$1 mill	\$997k	\$1 mill	\$940k
Total Revenues State	\$700k	\$600k	\$1,090 mill	\$1 mill
Total Revenues BGC	1,702 mil	1,366 mil	1,702 mil	1,366 m
Food and Beverage Revenues	\$150k	\$135K	\$200k	\$220k
BCG Food and Beverage Revenues	\$650k	\$526k	\$650k	\$526k
Full Time Employees	6	6	9	10
BCG Full time Employees	8	8	8	8
Golf Payroll Nationally	\$190k	\$187K	\$140K	\$144k
BCG Golf Payroll *	\$297K	\$278K	\$297k	\$278K
Maintenance Payroll Nationally	\$247k	\$200k	\$200k	\$200k

BCG Maintenance Payroll	\$307k	\$300k	\$307k	\$300k
Maintenance Expense Nationally	\$187k	\$197k	\$196k	\$175k
BCG Maintenance Expense	\$161k	\$194k	\$161k	\$194k
[6]				

^{*}Beavercreek Golf Clubs Golf/Operations Payroll includes General Manager and Administrative Assistant pay and benefits. These are generally accounted for in a separate category at most public and municipal facilities.

Two categories of public and municipal were chosen to show the subtle differences between the two types of facilities and how those compare to Beavercreek golf club. It should be noted that most public and municipal facilities do not compare in type of facility offered and conditions of the turf. The Beavercreek golf course and clubhouse are more in-line with a high to mid-tier private facility. Also, most public and municipal facilities do not offer full service catering like at Beavercreek golf club. The food and beverage operation at Beavercreek is more in line with a private facility.

The Weather Effect:

We would be remiss not to show the correlation to rounds of golf and weather. The Golf Industry is a very weather related business. A recent study shows the effect of weather on rounds. When the temperature increases 1 degree on average rounds increase .76 percent, for every extra inch of rain rounds decrease by 2.2 percent. This year 2014 and last year 2013 the temperatures were down and the precipitation was up over averages. Rounds this year 2014 are tracking nationally to be down 5.3 percent and last year rounds were down 8.3 percent. In 2012 when we had warmer temperatures and less precipitation rounds were up 9.4 percent nationally [7].

Facility Analysis:

City of Beavercreek

Mission Statement:

The City of Beavercreek's golf facility will provide its patrons and residents of the City, a championship quality golfing experience at an affordable price. This will be achieved by providing superior turf quality while offering specifically designed programs through a knowledgeable staff. Implementing a shared facility vision, will be achieved through the creation of standard operating policies and procedures to achieve the vision. This process will insure the City of Beavercreek's golf course remains a financial enterprise venture for the City of Beavercreek, Ohio.

Facility Profile:

The Beavercreek Golf Club facility is located in the City of Beavercreek, Ohio a city within Greene County. The City of Beavercreek has a population of approximately (45,139) forty five thousand one hundred and thirty nine people, with a median family income of (\$89,000) eighty nine thousand dollars. The Golf Course hosts approximately (28,000) twenty eight thousand rounds per year and has a year round playing season, weather permitting. The facility houses an (18) eighteen hole championship course, practice putting green, and driving range. The facility has (5) five buildings. A (14,000) fourteen thousand square foot clubhouse encompassing a golf shop, administrative offices, grill room, banquet room, locker rooms, and cart storage. Remaining structures are a grounds maintenance building, golf studio and 2 oncourse restroom facilities. The overall exterior impressions of the facilities are of a higher quality than a majority of public access facilities within the market. The interior impressions of the building facilities are consistent with a building that is (17) seventeen years mature. Carpeting and many of the original fixtures are in place and are showing substantial wear.

Market Profile:

Two markets must be defined. The first market is regional, consisting of the Dayton MSA or metropolitan statistical area which consists of Montgomery, Greene, Miami and Preble counties. The second market is local, consisting of an area within a (10) ten mile radius of the golf facility. The overall market of the golf industry is on the decline. This decline can be attributed to three main concepts. First, the percentage of growth in the number of golfers has not increased statistically, compared with the population. Secondly, in the past (20) twenty years the number of golf facilities has grown, and the number of golfers has remained stagnate. Finally, an overall economic decline has led to a decrease in disposable income that was previously used on leisure time activities such as golf. The regional market is on the same trend as the nation. With a metropolitan area of over (840,000) eight hundred and forty thousand

people, the Dayton MSA is the 4th largest statistical area in the state of Ohio, with an approximant yearly income of (\$21,000,000,000) twenty one billion dollars [8]. The Dayton MSA has approximately (41) forty one golf courses, (27) twenty seven public and (14) fourteen private. The local golf environment is very competitive. Many facilities have resorted to discounts to attract play, and most have not raised rates in several years, despite rising operational cost.

The City of Beavercreek golf course will attract the majority of its play from the local (10) ten mile radius of the facility, smaller portions of play will be comprised of the Dayton MSA region, and to a lesser extent the Cincinnati and Columbus MSA's. The local (10) ten mile local market consist of approximately (168,000) one hundred and sixty eight thousand people residing in the communities of Beavercreek City and Township, Fairborn, Kettering, Xenia, Bath and Sugarcreek townships [8]. The majority of marketing efforts should be focused on the local area with smaller effort given to the Dayton MSA region as a whole.

Customer Profile:

The customer base for the City of Beavercreek, Ohio will comprise of residents from the Dayton MSA region. The largest portion of play will come from residents of the designated local communities and employees of surrounding business. The main customer profile, which will utilize the golf facility, is males, ages ranging from (25) twenty five to (65) sixty five, with an average annual income of over (\$40,000) forty thousand dollars per year. Smaller portions of play will consist of females, with similar age ranges and income, as well as youth and senior groups.

Assessment of Beavercreek Golf Club:

Strengths and Weaknesses:

The City of Beavercreek's facility has many strengths and positive attributes. The golf course is regulation length and championship quality. The Clubhouse is (14,000) fourteen thousand square feet and is architecturally appealing. The clubhouse contains a banquet facility that can seat (200) two hundred people. The grill room and patio area can seat an additional (140) one hundred forty people. The golf shop is (1,500) fifteen hundred square feet. The golf cart storage area is unclosed with direct access from the golf shop. The driving range facility has the only golf studio building, of any facility, public or private in the regional market.

Much can be said about the location of the facility. It is arguably the best location within the regional MSA to have a golf facility. The Beavercreek Golf Club is located (1 1/2) one and one half miles from an interstate highway, with direct access. The facility is also within (2) two miles of an upscale mall and restaurant district, a newly constructed full service hospital and a major university. The course is also located within (3) three miles of the largest single site employer in the state of Ohio in Wright Patterson Air Force Base. The community of

Beavercreek, Ohio is one of the most affluent in the regional MSA with an average family income of (\$89,000) eighty nine thousand [9].

The major weakness of the facility is poor public perception of the facility. This perception has been crafted over many years and started from the onset of the project. The second major weakness is the declining infrastructure of the facility, the buildings and surrounds are starting to show their age of (17) seventeen years, much of the equipment, carpeting and fixtures are original and worn. The cart paths and maintenance equipment are also at the end of their cycles and will be in need of replacement. The third weakness is the change in the political and economic environment. The economic crash of 2008 has changed consumer perceptions, and current politics has hampered the ability of the city to generate additional tax revenues.

Opportunities and Threats:

Opportunities for City of Beavercreek, Ohio golf course are the facilities on hand. The golf course has a better architectural design than much of the competition. The large clubhouse has the capability of offering programs and services equal to any golf facility in the region. The golf facility is also the only upscale public facility of its kind within its locally designated area. The local area is very strong economically.

Threats to the Beavercreek golf facility are the declining economic and political environment. The City of Beavercreek, Ohio also faces threats from the amount golf courses within their MSA continuing the culture of discounting to attract play. New local business ventures in golf and banquet services have taken a portion of the local market demand from the facility, and will force the facility to update is business practice. Finally, the stagnate growth in the number of golfers, and portions of play consisting of avid golfers utilizing country club services are all items in need of addressing.

Comparative Analysis:

The 41 local golf courses vary in great degree in the style of clubhouse, design of golf course, services offered, conditioning of the turf, and price structure. To compare operationally, it has been decided to compare to those facilities most similar to the facility at Beavercreek. Yankee Trace, Heatherwoode and Pipestone have the most similar attributes to Beavercreek. The compared facilities are all owned by Municipal governments, have large clubhouses, and similar course conditions. The following information is self-reported by the golf professional and or managers of the corresponding facilities.

Total Budgeted Operational Expense (excluding debt):

Yankee Trace \$2,941,000

Heatherwoode \$1,750,000

Beavercreek \$1,695,000

Pipestone \$1,146,935

Total Budgeted Maintenance Expense:

Yankee Trace \$715,000 (\$476,000 18 hole equivalent)

Heatherwoode \$750,000

Beavercreek \$506,000

Pipestone \$407,650

Total Budgeted Revenue:

Yankee Trace \$3,500,000

Heatherwoode \$1,900,000

Beavercreek \$1,635,000

Pipestone \$1,275,106

Budgeted Revenue for each department:

Yankee Trace Golf \$2,100,000 Food \$1,400,000

Heatherwoode Golf \$1,400,000 Food \$500,000

Beavercreek Golf \$1,050,000 Food \$645,000

Pipestone Golf \$948,335 Food \$280,371

Full Time Employees per Department:

Yankee Trace Golf 2 Food 10 Grounds 3

Heatherwoode Golf 2 Food 3 Grounds 4

Beavercreek Golf 2 Food 3 Grounds 3

Pipestone Golf 2 Food 1 Grounds 3

Total Number of Rounds 2013:

Yankee Trace 50,000

Heatherwood 31,000

Beavercreek 24,000

Pipestone 27,000

[10]

Analysis of Local Comparisons:

Yearly rounds vary by each facility. Yankee Trace has the most potential for rounds having 27 holes of golf, if their rounds were delineated into an (18) eighteen hole golf course it would equate to (35,000) thirty five thousand round of golf. If an average dollar per round was calculated Yankee Trace would be \$39.62, Heatherwoode \$41.17, Pipestone \$30.58 and Beavercreek at \$37.50.

Maintenance expenses are comparable for Yankee Trace and Beavercreek. Pipestone would be considered low for an upscale facility. Heatherwoode's expense is an outlier in the group this is more consistent with a private golf club.

Food and Beverage revenues vary the most. Pipestone has no wedding and banquet facility. Their revenues are consistent with a facility that has a grill room, beverage cart, and an outing pavilion. Yankee Trace has the largest banquet space, seating almost (300) three hundred people. Yankee Trace promotes restaurant business serving breakfast, lunch and dinner menus. Heatherwoode and Beavercreek offer grill room lunch services and banquets. Yankee Trace has the largest revenue by far of any of the comparable facilities with over (\$1,400,000) one million four hundred thousand in revenue. It was noted when compiling research, that Yankee Trace's food and beverage expense is (\$1,500,000) included in the expense was (\$128,000) one hundred twenty eight thousand in debt service and half of the clubhouses utility expense.

Full Time Employees are very comparable to all facilities. The golf departments at all facilities employee (2) two people, all maintenance departments employee (3) three with the exception of Heatherwoode which has (4) four. Again, the biggest variances were in food services, Yankee Trace has the most with (10) ten, Pipestone had the fewest with (1) one. Heatherwoode and Beavercreek were similar with 3 people each.

Customer Profile Beavercreek Golf Club:

The analysis of the customer base is a culmination of several surveys the golf course has conducted over the past several years. The information has been provided by over (500) five hundred customers.

Demographics:

The majority of play at the facility (90%) ninety percent is comprised of male golfers. The average age of a golfer at the facility is over age 50 (57%) fifty seven percent. Residents of the City of Beavercreek, Ohio make up (40%) forty percent of the play at the facility. The resident play is concentrated in zip code 45431. The most common household makeup is comprised of (2) two people per dwelling (52%) [11] [12].

Consumer Marketing:

An overwhelming majority of golf customers receive information in the form of email blast (84%) eighty four percent. The next highest form of marketing is internet search and website (27%) twenty seven percent. Customers stated they wish to be contacted by email (68%) sixty eight percent, monthly newsletter (41%) forty one percent, and (18%) eighteen percent by website. Few of our customers said they receive information from social media, which maybe a function of the age demographic of the average clientele [11] [12].

Consumer Play Patterns:

The typical Beavercreek Golf Club customer primarily plays their golf at public access facilities (90%) ninety percent of the time. The average golf customer plays at Beavercreek Golf Club an average of (1) one to (5) five times per year. The golf customer plays on average (11) eleven to (40) forty rounds per year. This would classify the typical customer as an avid golfer. The golf course is considered to be a good test of golf by (33%) thirty three percent of the clientele, with just the right degree of difficulty (90%) ninety percent [11] [12].

When our customers play their golf was equally spread out among the various categories. The majority of customers (58%-53%) feel that a "fair" price to play Beavercreek Golf Club or what they typically pay when playing golf at other facilities is (\$30 -\$40) thirty to forty dollars per round [11] [12].

The largest barrier customers have from utilizing the golf course more often is work and family commitments (62%-42%) sixty two to forty two percent. The second largest barrier is cost to play (47%-34%) forty seven percent to thirty four percent. The last significant factors to play are customers enjoy playing other facilities (44% - 34%) [12] [11].

The factors influencing were our customers play is cost (73%) seventy three percent and course conditions (73%) seventy three percent. Value for price paid (61%) sixty one percent,

then location of course to their house (59%) fifty nine percent. The golf customers make their tee times by phone (84%) eighty four percent of the time [12] [11].

The one thing our customers said we could do to earn their business was to lower the price (73%) seventy three percent, followed by advertising offerings (31%) thirty one percent [12] [11].

Requirements of Golf Customers:

When looking for a place to play golf the customers of Beavercreek Golf Club want a golf course in good condition that has golf carts. They want the pace of play to be quick and the golf course to be fun and challenging. Customers prefer to have free drinking water on the course and a beverage cart that is available. They want a golf course to have a driving range and feel that range balls should be included in the golf fees [12].

Secondary factors considered when choosing a place to play are having a concession stand on the course, merchandise that can be purchased, golf lessons that are available and locker rooms for use [12].

The last factors considered when choosing a place to play is a course having club fitting services, fine dining, valet services and caddies [12].

The one item our customers feel that we should improve or renovate is our practice facility [11].

Customer Ratings of Facility Operations:

Customers were asked to rate each area of the facility. Previous surveys all had one underlying theme. What do we need to do to get you at the golf course? This survey focused on the customer perception of how the operation preformed. All questions had the same grading scale. 5 Great, 4 above average, 3 average, 2 below average, 1 poor

4.6
4.81
4.33
4.62
4.66
4.68
4.21
4.04
4.5
4.54

Tees	4.15
Bunkers	3.16
Rough	4.14
Landscape	4.27
Beverage Cart Service	4.48
Frequency of beverage cart	3.27
Beverage selections	4.00
Grill Room service	4.43
Grill room cleanliness	4.59
Food Selection	4.24

[13]

The National Customer Profiles:

The 'Average" Man who plays golf has an average age of (44) forty four, with (59%) fifty nine percent being college graduates. The "average" male golfer is employed full time (55%) fifty five percent, self-employed (10%) ten percent, retired (14%) fourteen percent. The "average" man has a household income of (\$119,000) one hundred nineteen thousand dollars with liquid assets of (\$558,000) five hundred fifty eight thousand [14].

The "average" man plays (38) thirty eight rounds of golf per year, those rounds are concentrated at (6) six different golf courses. The average man plays their golf primarily at public facilities (71%) seventy one percent of the time, private courses (19%) nineteen percent and municipal courses (8%) eight percent of the time [14].

The "average" man is consisted of four golfer profiles created by data collected by the PGA of America. The profiles are called Clubhouse, Hooked on value, Chargers and On the fence. The clubhouse category are customers typically found at private clubs. They look for great service and premium merchandise. The Clubhouse segment believes the social aspects of golf are vital and are the most information hungry segment. The hooked on value segment is the customer who is generally retired, plays at public facilities. The hooked on value segment are avid golfers and would play more if they could afford it. They love the game and look for value, television is the best medium to reach this group. Chargers are young professionals who have a fast pace life, embrace technology and earn high incomes. Chargers are prime target for instruction and club fitting services. They are new to the game and want more playing partners. Chargers are image conscious and spenders, they look for quality and performance. Time to play is the biggest barrier to this segment. The final male profile is On the Fence. This

segment is not enthusiastic and not willing to invest in golf, value programs and beginner programs are most suited to this category [14].

The "average" women golfer is (39) thirty nine years of age, with (54%) being college graduates. The "average" women golfer is employed full time (49%) forty nine percent employed part time (12%) twelve percent self-employed (5%) five percent, and retired (8%) eight percent. The "average women has a household income of (\$110,000) one hundred ten thousand dollars with liquid assets of (\$407,000) four hundred seven thousand dollars [14].

The "average" women plays (18) eighteen round of golf per year, those rounds are concentrated at (4) four different facilities. The" average" woman play (66%) sixty six percent of her golf rounds at public facilities, (26%) twenty six percent at private facilities and (5%) five percent at municipal facilities [14].

The "average" women is made up of four golfer profiles called Junior leaguers, Time to Play, Stressed but serious, and Least committed. The Junior Leaguers are like the Clubhouse male segment, they are affluent, skilled, image conscious and big spenders. They want premium services and top quality. This segment is interested in more playing partners, social, family and instruction programs are appealing. The time to play segment are skilled at the game, but thrifty, they want more time on the course. Value programs are most appealing to them. The stressed but serious group is the young, affluent and busy. This group is prime candidates for instruction, social and family programs. They are image conscious and a shopper. The final category is the Least committed, this group best compares to the male category of On the Fence. They want to minimize their investment of time and money reduced fees for beginners or pay by the hour is most appealing [14].

Beavercreek Customers Compared to National Profiles:

The average customer of Beavercreek is slightly older than the average for the United States. The average customer of Beavercreek would fall in line with the national profiles of Hooked on Value and the Time to Play. The typical consumer at Beavercreek mirrors the national consumer in respect to total rounds of golf played with (38) thirty eight national and (40) forty for local. The average consumer also plays a majority of their rounds at public access facilities. Further comparisons show that the biggest barrier to customers playing more golf is work and family commitments. Customers book their tee times by phone (66%) sixty six percent nationally and (75%) seventy five percent locally. Customers will simply show up and expect to play or (walk up) (36%) thirty six percent of the time nationally and (14%) fourteen percent locally. Online tee times account for (21%) twenty one percent of tee times booked nationally and (13%) thirteen percent locally. The average price customers paid or are willing to pay for golf is (\$40.00) forty dollars both nationally and locally [12] [11] [14].

National Initiatives to combat the decline in Golf:

The PGA of America and most of the major golf organizations are at the forefront of trying to solve the problem of decreased participation and declining revenues. The major organizations formed a collaboration called golf 20/20. Currently efforts are being concentrated on "Growing the Game" through developmental programs and expanding golfs reach to other demographic groups. Efforts have also been done to increase the enjoyment of the game. The major programs being implemented are Get Golf Ready, Play Golf America, Tee it Forward, Mentor Matters, Golf 2.0, Play Nine, Fling Golf, Foot Golf, Kids Golf, Millennial's, National School Program, PGA Junior League, Sticks for Kids, We Are Golf and Diversity [15].

Until groups newly introduced to the game become avid golfers, increasing incremental revenue from this group is the current objective. The ultimate objective is to turn this segment into avid golfers. The average new customer to the game will spend (\$1,640) one thousand six hundred dollars in the first year alone [16].

Beavercreek's Programs:

The Staff at Beavercreek has implemented many programs over the years to increase and develop golfers, some are ongoing and some have been discontinued. Over the last (10) ten years the staff at Beavercreek has implemented the following programs and services.

- Junior golf program (which rivals any in the area)
- Adult beginner clinics
- Ladies beginner clinics
- Individual and small group instruction programs
- Couples league
- Men's league
- Ladies League
- Club Championships
- Weekend competitive games
- Created a Pace of Play initiative
- Promote tee it forward
- Involved in Patriot Golf Day
- Reduced fees for Military personal
- Reduced fees for Junior, Senior, and Resident categories
- Allow local high school teams access to course
- Conduct OHSAA, PGA, and USGA events at the facility
- Allow Nine hole rounds
- Conduct Charity and Fundraising outings
- Make donations of golf to charity organizations

- Offer Season Pass and multi-play packages
- Outreach program to area middle school
- Support the Executives Women's Golf Association
- Conducted free golf fitness seminar
- PGA professionals on site to administer all programs to insure quality and integrity.

Items staff are considering and will implement with Council and Senior Management approval are the following.

- Juniors under the age of 12 play free with a paid adult.
- Family fun day once a month with reduced fees for play.
- Parent Child Scramble
- Reduced fees for beginners
- Creation a Senior league
- Renovate Practice Facility to improve developmental opportunities and programs.

Current Marketing Plan:

The current operational budget does not allow for much advertisement outside of the capabilities we have in-house and through our website and email provider. Since implementing the new website and email service we have increased our customer database by over (1,500) fifteen hundred people. Currently we have (3,300) people in our database. The larger we grow our database the more we can "move the needle" on our promotions and services.

Business Objectives:

- The operation at Beavercreek is technically a non-profit organization. To this end the operations goal will be to achieve budgeted revenues.
- Maintain yearly rounds of golf greater than (25,000) twenty five thousand.
- Increase average greens fee and cart fee averages from (\$30.00) thirty dollars to (\$40.00) forty dollars over a (5) five year time period.
- Pay money towards the golf course debt service.
- Increase participation in club sponsored events including golf, food and social.
- Offer quality merchandise consistent with needs of the customers and the community.
- Offer food and beverage service to all customers consistent with image.
- Offer, support, and create programs to meet the needs of the residents and patrons of Beavercreek.
- Craft an effective marketing plan to reach more potential golfers.
- Goal of increasing database by 1000 people per year.
- Maintain and protect the City of Beavercreek's asset.

Strategies to Achieve Business Objectives:

Implement programs to include training, counseling, performance reviews, incentive programs, and administration.

Implement Safety and Risk Management programs.

Implement preventative maintenance programs.

Implement reporting programs to include the following:

- * Monthly Forecast
- Monthly Variance Report
- * Monthly Inventory Reports
- * Income Statements
- * Balance Sheet
- * Monthly Sales and Segmentation report
- * Monthly Sales Analysis
- * Weekly Course Inspections

Implement Operational Checklist.

Develop Competitive Rate Structure, with City of Beavercreek.

Develop and maintain a quality Website.

Develop and Maintain an Email Database.

Create job descriptions and requirements for each position.

Implement customer service programs. GEODE: Greet, Enquire, Offer, Deliver and Evaluate.

SMILE: Smile, Make eye contact, Initiate conversation, Listen, Empathize.

Implement Employee of the Month programs.

Create a Sales and Marketing Plan.

Develop Standard Operational Procedures in all areas.

Evaluate Computer operating system.

Develop and implement purchasing programs.

Develop membership programs.

Develop a 3 year operating budget and capital improvement plan for course.

Create additional golfer development programs.

Summary:

The Beavercreek Golf Club is a highly rated facility by outside groups and by customers who utilize the facility. The course would not be so highly rated if staff and management were on the wrong track. The golf course turf conditions rival the best golf courses in the region. The golf course design has character and is challenging to play. The course location is outstanding. The challenge the course has in the near future is many challenges it cannot control. Of those challenges is the very large debt payment of (\$954,000) nine hundred and fifty four thousand a year. Secondary challenges are the overall economy, the financial health of the City of Beavercreek, and lastly the weather. The past (2) two season have had less than desirable weather and revenues are down. To emphasize this point we only need to look at the year 2012 when the course had close to record rounds and revenue.

The staff will continue to work hard to ensure that all aspects of the golf course are presented in a professional manner consistent with the image of the City of Beavercreek.

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Beavercreek Golf Club

5 Year Capital and Operational Plan

2015:

Capital:

- 2nd Phase of Bunker Renovation
- Hole #6: Grade new cart path and tree removal.
 - o Done to eliminate potential liability of unsafe conditions.
- Replace golf course bridge expanses
- Remove 50 EAB infected trees.
- New Phone System: \$11,000
- Banquet Chairs: current chairs were replaced in 2002, stains and rips
- Ceremony Chairs: current chairs were purchased in 2008, showing rust and wear.
- Additional POS cash register in Grill Room for Sunday Brunch.
- New door and frame for exterior kitchen entrance.
- Build Starters Shack near number #1 tee

Operational Planning and task:

•	Reintroduce Couples league.	Joe
•	Create new senior league.	Joe
•	Operational Pollinator program.	Zack

•	2 inch rough cut.	Mike G. /Zack
•	Family Day/ BIG CUPS	Joe/Steve
•	Change brunch menu offerings	Leslie/Mike H.
•	Create fine dining class "dine like a diplomat"	Leslie/Mike H.

Begin branding of Audubon distinction. Mike G./Zack/Joe/Steve
 Increase Facebook postings minimum of 2 per month. Joe/Steve/Leslie

Contact local business offer golf card to employees.
 Steve/Joe

• Maintain email blast schedule of 2 per month with offerings and promotions. Joe/Steve

Continuation of Resident Appreciation Day.

Increase email database by 1,000 people.

Child (age 12 and under) plays free with paid adult. Joe/Steve

2016:

Capital:

- 3rd Phase of Bunker Renovation
- Build a Chipping Green and Practice bunker.
- 3rd Phase of Cart Path Repair.
- Implementation of upscale course needs. Towels in carts and water on course.
- Purchase new tee signs and update course signage.
- Expand cart staging area and front clubhouse landscape.
- Remove 50 EAB infected trees.
- PTO pull behind rough mower: \$25,000
- Fairway Mower: \$50,000Triplex tee mower: \$30,000
- Walk-in cooler flooring in need of replacement.
- Banquet Tables. Many are original to the building.
- Patio awning replacement. Many rips and tears, replacement will need to encompass entire patio.
- 1st Phase of LED lighting transition.

Operational:

- Purchase golf simulator for winter revenue. Joe/Steve
- Develop winter fitness workshops. Joe/Steve
- Parent Child Scramble.
- Utilize banquet space in January, showcasing facility with crafts, shows, bridal, golf and turf seminars.
 Joe/Steve/Leslie/Mike G./Zack

2017:

Capital:

- 4th and last phase of Bunker Renovation
- 4th and last phase of Cart Path and Parking lot repair.
- 1st phase of clubhouse, maintenance building and comfort stations reroof project.
- Driving Range Renovation. Expand teeing area, target area and building capability.
- Remove 50 EAB infected trees.
- New Golf Cart lease and Utility Carts: \$390,000
- New Range Picker: \$10,000
- Sand Pro Bunker Rake: \$15,000
- Rotary Close Rough Mower: \$30,000
- Food Warmers: Hot boxes are original to the building
- Kitchen mixer
- Sound System for Grill, Patio and Banquet rooms.

• 2nd Phase of LED lighting transition.

Operational:

• Course grounds community outreach. Zack/Mike G.

Men's League reintroduction.

2018:

Capital:

Update fencing around golf course.

- Creek and green repair on hole #11.
- Creek and green repair on hole #5.
- Hole #1 creek repair and fairway expansion.
- 2nd phase of clubhouse, maintenance building and comfort stations reroof project.
- 3rd Phase of LED lighting transition.

• Tractor: \$40,000

• Fairway mower: \$50,000

• Reel & Bed Knife Grinder: \$25,000

• Dedicated Sprayer: \$40,000

• Landscaping for Ceremony site and overhaul of Gazebo with paving, sound and electric.

2019:

Capital:

- New golf shop counter and cabinets
- New cart barn garage doors.
- Renovate bar area and covered patio expansion.
- Complete rewiring of golf course network.
- Renovate comfort stations on golf course.

Greens Roller: \$12,000Greens Aerifier: \$30,000

• Rough Mower: \$50,000

Self-Contained Wash Pad: \$50,000

Tractor: \$40,000

Irrigation and Pump house: \$1,500,000

• Furniture for grill room. Updated in 2010 will be at end of lifespan.

Window replacement: Windows are original, currently leaking and fogging.

Patron Survey 2014

Please take a few minutes to tell us about your experience here today.

Name: Zip:	
Email: Phone#:	
Golf Shop: How did you make your tee time today? Phone: 75% Website/Internet: 13% Walk In: 14.5% How do you hear about local golf?: Newspaper: 30% TV: 10% Radio: 2% Website: 52% Email: 2	196 Maile
Please Rate your experience in the golf shop?	0.40
Staff Service: Great:Above averageAverageBelow averagePoor	4.64
Shop Cleanliness: Great:Above averageAverageBelow averagePoor	4.81
	4.33
What could we have done better?	
Outside Services:	
Staff Service: Great:Above average Average Below average Poor	4.62
Cart Cleanliness: Great:Above averageAverageBelow averagePoor	4.66
What could we have done better?	
Starter/Rangers:	
Staff Service: Great: Above average Average Below average Poor	4.68
What frequency did you see staff on the course?: 5 or more 4 3 2 1 0	4.21
Please rate our pace of play: Great:Above average Average Below average Poor_	4.0
What could we have done better?	
Golf Course:	
Please rate each area 5 great to 1 poor: Greens: 4.5 Fairways: 4.54 Tees: 4.15 Bunkers: 3.16 Rough: 4.14 Landscape: 4.27	
Beverage Cart:	
Staff Service: Great Above average Average Below average Poor	4.48
What frequency did you see staff on the course: 5 or more4_3_2_1_0_	3.27
Beverage Selections: Great: Above average Average Below average Poor	4.00
What could we have done better?	
Grill Room:	
	4.43
	4.59
Food selections: Great: Above average Average Below average Poor	4.24
What could we have done better?	

Thank you for filling out the survey. Please return to the golf shop to receive a special promotion.

Appendix 2

Resident Appreciation Survey Results 2014

2013 survey results in RED

How many rounds do you play in a year?

•	1-5	4%	13%
•	5-10	25%	11%
•	10-20	17%	18%
•	20+	52%	57%

How many rounds do you play at Beavercreek Golf Club?

•	1 st time	13%	19%
•	1-5	58%	40%
•	5-10	17%	18%
•	10-20	9%	20%
•	20+	0%	2%

When do you play?

- Weekday: Mornings 39% 26% Afternoon 45% 47% Evenings 37% 40%
- Weekends: Mornings 52% 47% Afternoons 39% 48% Evenings 17% 21%
- Do you play 9 holes 23% 18%; 18 holes 96% 92%

What price do you pay when playing golf here or at other facilities?

•	\$20-30	51%	31%
•	\$30-40	58%	57%
•	\$40-50	17%	14%
•	\$50-60	5%	2%
•	\$60-70	0%	0%
•	\$70 +	0%	0%

How would you rate the difficulty of our course?

•	Too challenging	13%	9%
•	Just Right	82%	91%
•	Too Fasy	1%	0%

What prevents you from using BGC facility more often?

	,	•		
•	Work/Family		43%	42%
•	Course Difficulty		11%	3%
•	Course Conditions		7%	2%
•	Cost		35%	34%
•	Pace of Play		7%	11%
•	Don't know what's offered		0%	11%
•	Enjoy other courses		33%	29%
•	Lack of Programs		0%	0%
•	Poor Service	0%	0%	
•	Tee Time Availability		4%	6%

Please rate which factors you consider when choosing a place to play (1 most important 6 least important?)

•	Price	1.76	1.7
•	Tee Time Access	2.78	2.94
•	Course Conditions	2.25	2.41
•	Customer Service	3.72	3.89
•	Location	2.5	3.38
•	Course Amenities	3.80	4.80

How would you rate the overall course condition of BGC?

1 great, 2 above average, 3 average, 4 below average, 5 poor

•	Overall	2.06	1.94
•	Greens	1.98	1.90
•	Tees	2.02	2.08
•	Fairways	1.93	1.95
•	Bunkers	2.35	2.52
•	Rough	2.20	2.30
•	Landscape	2.00	1.84

Select one improvement you would like to see?

•	Renovate Golf Shop Locker rooms	3%	4%
•	Expand/Update Banquet and Grill rooms	10%	13%
•	Renovate Practice Facility	52%	56%
•	Golf Course design renovations	39%	27%

What types of merchandise do you/would you buy from a golf course?

•	Balls/Gloves	/1%	54%	
•	Shirts/Hats		47%	47%
•	Equipment		18%	18%

Have you ever been professionally fit for your equipment?

•	Yes		29%	33%
•	No		59%	59%

What golf equipment brands do you like/use?

•	Adams		14%	8%
•	Callaway		37%	26%
•	Cobra		6%	4%
•	Mizuno		6%	6%
•	Nike		14%	21%
•	Ping		14%	19%
•	Taylor Made	31%	38%	
•	Titliest		29%	37%

What type	of golf ball do you pl	ay?		
•	Bridgestone		14%	15%
•	Callaway		27%	18%
•	Nike		16%	22%
•	Srixon		6%	8%
•	Titleist		47%	47%
•	Taylor Made	8%	11%	
Have you e	ver participated in a	golf clini	c?	
•	Yes		33%	33%
•	No		57%	59%
Have you e	ver taken a golf lesso	n?		
•	Yes		41%	42%
•	No		45%	47%
What golf o	clothing brands do yo	u like?		
•	Adidas		31%	27%
•	Antigua		2%	3%
•	Ahead		2%	0%
•	Ashworth		4%	8%
•	Callaway		27%	18%
•	Gear		6%	0%
•	Greg Norman		14%	12%
•	Izod	6%	5%	
•	La Coste		4%	2%
•	Nike		39%	55%
•	Oakley		14%	13%
•	Peter Millar		0%	1%
•	Ping		12%	6%
•	Puma		4%	5%
•	Polo		8%	9%
•	Tommy Bahama		8%	5%
•	Under Armour		27%	29%

Have you ever utilized our food and beverages services? Grill Room

Grill Kool	III		
•	Yes	67%	65%
•	No	33%	35%
Please ra	te		
•	Excellent	30%	25%
•	Above average	37%	50%
•	Average	33%	25%
•	Below Average	0%	
•	Poor	0%	
Beverage	Cart		
•	Yes	71%	75%
•	No No	29%	25%
Please Ra	te		
•	Excellent	32%	30%
•	Above average	35%	41%
•	Average	32%	29%
•	Below Average	0%	0%
•	Poor	0%	0%
Brunch			
•	Yes	16%	21%
•	No No	84%	79%
Please Ra			
•	Excellent	43%	43%
•	Above average	29%	38%
•	Average	29%	21%
•	Below Average	0%	0%
•	Poor	0%	0%
Business			
•	Yes	14%	6%
•	No	86%	94%
Please Ra			
•	Excellent	33%	33%
•	Above average	17%	33%
	Average	50%	33%
	Below Average	0%	0%
•	Poor	0%	0%

Wedding/Social Event

•	Yes	16%	16%
•	No	84%	84%
Please Rate			
•	Excellent	60%	58%
•	Above average	40%	42%
•	Average	0%	0%
•	Below Average	0%	0%

Most common answer given if response was no, not interested or did not know it was offered.

0%

0%

What one thing could we do to earn your continued support?

Cost (a little too high)

Lower Prices

Continue to provide resident discounts

Wonderful course. Love to play

Poor

Cost needs to be slightly lower than average

Look at pricing for off hours

Have not played course in 5 years

More discount days

Keep on doing what you're doing

Nothing I'll continue to golf here. Just can't do it very often

Houses too close

Lower cost throughout the week. Run specials like this one.

Put Flags on your range

Never played here.

Better summer resident rate

Pricing

Keep up the great work.

Love the course

Nothing I only get the chance to golf a handful of times a year.

Marshalls that keep up the pace of play.

Keep prices low

Fix bunkers. Find a way to improve the 5th green.

More Flexible memberships

Cheaper rates during peak season

Payment plan on membership

Coupons!! Broke college student

Course in better shape than expected

Like course sometimes cost holds me back

Lower Cost

Good deals on tee times

Keep rates reasonable for a muni-course

Go back to how you started the place

Good course

Offer more, free green fee days, free golf is swell

Roughs are too long

Coupons

Offer more discounts special events

Keep fairways and bunkers clean

Keep cost competitive

Keep price reasonable

Wish I knew

Less Outings more tournaments

New to area will play more

Pace of play is biggest issue, redesign of practice facilities would be a plus

Continue to offer resident discounts, don't let maintenance go "downhill"

Lower membership fee

Lower price for residents

Keep course and ground in good condition, as usual

Offer more deals on merchandise

Fix Bunkers

Resident pricing would continue to get my support and play

Nicest course in the area

Keep the course and clubhouse in great shape

Great so far

Continue to make improvements on the course

More discounts for residents

Special deals for residents

Outstanding course

Never see the beverage cart

Service and green fees

I like quite courses in the country, with no houses. I don't like the country club attitude of shaker run, Yankee

trace, and Beavercreek

Lower the price to play

Improve bunkers

PACE OF PLAY

Improve pace of play

Business card drawings for free round, specials on lessons, more advertising on golf clinics

Keep pricing more consistent with other clubs

We love this course

Rough is to tough

You've done it

Keep up the good work

Be yourselves

I should not have to pay for a cup of water

Increase pace of play

Hot food in the grill after our league would be really great

Make the course a little easier for the average guy

Appendix 3

In Touch Survey Questions

General Questions:

- 1. Do you primarily play golf at public or private facilities?
- 2. What facility do you play the most frequently?
- 3. How many rounds of golf per year do you play?
 - a. 1-5, 6-10, 11-20, 20-30, 30-40, 40 or more
- 4. When do you normally play?
 - a. Weekday mornings
 - b. Weekday Afternoons
 - c. Weekend Mornings
 - d. Weekend Afternoons

Beavercreek GC questions:

- 1. Have you ever played Beavercreek Golf Club?
 - a. If yes.
 - i. How many rounds per year do you play at BGC
 - 1. 1-5, 6-10, 11-20, 20 or more
 - ii. What is your first impression of the Facility?
 - 1. Difficult to walk
 - 2. Good test of golf
 - 3. Best Public course in area.
 - 4. Too Expensive
 - 5. Other?
 - iii. What do you feel is a fair price to play Beavercreek Golf Club on weekend morning with a cart?
 - 1. \$20-\$30, \$30-\$40, \$40-\$50, \$50-\$60
 - b. If no.
 - i. What prevents you from using the Beavercreek Golf Club?
 - 1. Facilities are not well maintained.
 - 2. Program not offered.
 - 3. Enjoy playing other courses.
 - 4. Too far from our residence.
 - 5. Too expensive.
 - 6. Not interested.
 - 7. I don't know what is being offered.
 - 8. Poor service
 - 9. Other

- 2. What one thing could Beavercreek Golf Club do to earn your business?
 - a. Advertise offerings.
 - b. Improve services
 - c. Enhance course conditions.
 - d. Lower price.
 - e. Update facilities.
 - f. Other.

Market Questions:

Do you play more or less golf now than you did (5) years ago?

- 1. More.
 - a. Is that play concentrated at one facility?
 - i. What facility?
- 2. Less.
 - a. What reason would you give for not playing the same number of rounds?
 - i. Cost
 - ii. Lack of free time
 - iii. Physical limitations
 - iv. Game hasn't improved
 - v. Tee time access.
 - vi. Other

What factors are most important when choosing a place to play?

- 1. Location
- 2. Price
- 3. Course Conditions
- 4. Course Amenities
- 5. Tee Time Access
- 6. Customer Service
- 7. Value for price paid

What needs do you have or require from a public golf course? Select those that apply to course type. Rate those needs from 1 to 5 (1 high, 5 low).

\$10	0 Golf Course	\$50.0	00 Golf Course		\$20 Golf Course
1.	Just a golf course	1. J	ust a golf course		1. Just a golf course
2.	Good Course conditions. 2. Good	d Cou	rse Conditions	2. G	ood Course Cond.
3.	Fun and Challenging Layout.	3. Fu	un and Challenging Layout		3. Fun Layout
4.	Outside customer service.	4. O	outside Customer service		4. Outside Cust. Serv.
5.	Driving Range.	5. D	riving Range		5. Driving Range
6.	Merchandise.	6. N	Merchandise		6. Merchandise
7.	Grill Room.	7. G	irill Room		7. Grill Room
8.	Fine Dining options	8. Fi	ine Dining options		8. Fine Dining
9.	Beverage cart.	9. B	everage Cart		9. Beverage Cart
10.	Locker rooms.	10. I	Locker Rooms		10. Locker rooms
11.	Golf carts.	11. (Golf Carts		11. Golf Carts
12.	Golf lesson availability.	12. (Golf Lesson availability		12. Golf lessons avail.
13.	Club Fitting services.	13. (Club Fitting services		13. Club Fitting serv.
14.	Free Range Balls.	14. I	Free Range Balls		14. Free Range balls
15.	Towels in carts.	15.	Towels in carts		15. Towels in carts
16.	Drinking water on course.	16. I	Drinking water on course		16. Drinking water on.
17.	Pace of Play.	17. I	Pace of Play	17. I	Pace of Play
18.	On course concession stand	18. (On course concessions stand	18. (On course concess.
19.	Valet Service	19. \	Valet Service		19. Valet Service
20.	Caddies	20. 0	Caddies		20. Caddies

If you had an additional \$100 to spend on golf, would you be more apt to?

- 1. Splurge and play 1 round for \$100 at a "great" course.
- 2. Try and play 2 rounds at \$50.00 at an "upscale place"
- 3. Try and play 5 rounds at \$20.00 anywhere you could find.

What would motivate you to switch from your regular golf course to a new one?

How do you make your tee times?

- 1. Online
- 2. Phone
- 3. Walk-in

How do you get information on local golf? Select all that apply.

- 1. Newspaper
- 2. Television
- 3. Radio
- 4. Publications
- 5. Email
- 6. Website/internet
- 7. Mailers
- 8. Trade shows
- 9. Word of mouth
- 10. Billboards/signs
- 11. Social Media

Demographics:

You're Gender?

- 1. Male
- 2. Female

What is your age?

In what City do you reside Zip?

If you would like to be included in the drawing for a free round of golf (100 will be given) please include your name and email address.

Name:

Email:

INTOUCH GOLF RESULTS									
Description	\$100	Rank	\$50	Rank	\$20	Rank	Average 3 types	Rank	avg of rankings
Description	3100	Naill.	\$50	Nalik	320	Natio	Average 5 types	Nailk	avg or rankings
Just a golf course	2.95	14	2.62	7	2.17	1	2.58	6	7.3
Good Course Conditions	1.92	1	2.12	3	2.18	2	2.07	1	2.0
Fun and Challenging Layout	2.13	4	2.22	4	2.47	5	2.27	4	4.3
Driving Range	2.33	8	2.47	6	2.96	7	2.59	7	7.0
Merchandise	3.25	18	3.49	15	4.06	15	3.60	16	16.0
Grill Room	2.75	11	2.82	11	3.4	9	2.99	13	10.3
Fine Dining Options	3.1	15	3.65	17	4.28	17	3.68	8	16.3
Beverage Cart	2.4	9	2.7	9	3.04	8	2.71	9	8.7
Locker Rooms	2.9	13	3.26	13	4.04	14	3.40	15	13.3
Golf Carts	1.98	2	2.04	1	2.42	4	2.15	3	2.3
Golf Lesson Availability	2.81	12	3.31	14	3.89	13	3.34	14	13.0
Club Fitting Services	3.17	16	3.54	16	4.13	16	3.61	17	16.0
Free Range Balls Towels in Carts	2.27	6 7	2.64	8	3.65	11	2.85 2.97	10	8.3
Drinking Water on Course	2.3	3	2.81 2.04	10 2	3.8 2.25	12 3	2.97	11 2	9.7 2.7
Pace of Play	2.24	5	2.04	5	2.65	6	2.38	5	5.3
On Course Concession Stand	2.45	10	2.85	12	3.65	10	2.98	12	10.7
Valet Services	3.22	17	3.96	18	4.42	18	3.87	18	17.7
Caddies	3.56	19	4.09	19	4.48	19	4.04	19	19.0
	11 1				4342			1 -	25.0
	+	-						+	
GOLF COURSE DATABASE SURVE									
Description	\$100	Rank	\$50	Rank	\$20	Rank	Average 3 types	Rank	avg of rankings
Just a golf course	3.21	17	2.96	11	2.41	4	2.86	9	10.7
Just a golf course Good Course Conditions	3.21 1.92	17 1	2.96 1.99	11 1	2.41 2.26	4	2.86 2.06	9	10.7 1.7
Just a golf course	3.21	17	2.96	11	2.41	4	2.86	9	10.7
Just a golf course Good Course Conditions	3.21 1.92	17 1	2.96 1.99	11 1	2.41 2.26	4	2.86 2.06	9	10.7 1.7
Just a golf course Good Course Conditions Fun and Challenging Layout	3.21 1.92 2.04	17 1 3	2.96 1.99 2.1	11 1 4	2.41 2.26 2.41	4 3 5	2.86 2.06 2.18	9 1 4	10.7 1.7 4.0
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range	3.21 1.92 2.04 2.36	17 1 3 7	2.96 1.99 2.1 2.49	11 1 4 6	2.41 2.26 2.41 3.02	4 3 5 7	2.86 2.06 2.18 2.62	9 1 4 6	10.7 1.7 4.0 6.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise	3.21 1.92 2.04 2.36 2.96	17 1 3 7	2.96 1.99 2.1 2.49 3.14	11 1 4 6	2.41 2.26 2.41 3.02 3.6	4 3 5 7 13	2.86 2.06 2.18 2.62 3.23	9 1 4 6	10.7 1.7 4.0 6.7 12.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room	3.21 1.92 2.04 2.36 2.96 2.56	17 1 3 7 12	2.96 1.99 2.1 2.49 3.14 2.68	11 1 4 6 13	2.41 2.26 2.41 3.02 3.6 3.22	4 3 5 7 13 9	2.86 2.06 2.18 2.62 3.23 2.82	9 1 4 6 13 8	10.7 1.7 4.0 6.7 12.7 9.0
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options	3.21 1.92 2.04 2.36 2.96 2.56 3.17	17 1 3 7 12 10 16	2.96 1.99 2.1 2.49 3.14 2.68 3.56	11 1 4 6 13 8	2.41 2.26 2.41 3.02 3.6 3.22 3.88	4 3 5 7 13 9	2.86 2.06 2.18 2.62 3.23 2.82 3.54	9 1 4 6 13 8	10.7 1.7 4.0 6.7 12.7 9.0 16.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42	17 1 3 7 12 10 16 8	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51	11 1 4 6 13 8 17	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11	4 3 5 7 13 9 17 8	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68	9 1 4 6 13 8 17	10.7 1.7 4.0 6.7 12.7 9.0 16.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06	17 1 3 7 12 10 16 8	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25	11 1 4 6 13 8 17 7	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78	4 3 5 7 13 9 17 8	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36	9 1 4 6 13 8 17 7	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04	17 1 3 7 12 10 16 8 13 4	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06	11 1 4 6 13 8 17 7	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22	4 3 5 7 13 9 17 8 16	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11	9 1 4 6 13 8 17 7 15	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability Club Fitting Services	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04	17 1 3 7 12 10 16 8 13 4	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06	11 1 4 6 13 8 17 7 15 2	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22 3.58	4 3 5 7 13 9 17 8 16 1	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11	9 1 4 6 13 8 17 7 15 2	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04 3.1	17 1 3 7 12 10 16 8 13 4 14	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06 3.19 3.27	111 14 66 13 8 17 7 15 2 14 16	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22 3.58 3.71	4 3 5 7 13 9 17 8 16 1 12	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11 3.29 3.37	9 1 4 6 13 8 17 7 15 2 14 16	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3 13.3 15.3
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability Club Fitting Services Free Range Balls	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04 3.1 3.12	17 1 3 7 12 10 16 8 13 4 14 15	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06 3.19 3.27 2.76	111 14 66 13 8 17 7 15 2 14	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22 3.58 3.71	4 3 5 7 13 9 17 8 16 1 12 15	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11 3.29 3.37 2.95	9 1 4 6 13 8 17 7 15 2 14 16 10	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3 13.3
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability Club Fitting Services Free Range Balls Towels in Carts	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04 3.1 3.12 2.34 2.46	17 1 3 7 12 10 16 8 13 4 4 14 15 6	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06 3.19 3.27 2.76 2.85	111 14 6 13 8 17 7 15 2 14 16 9	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22 3.58 3.71 3.75 3.61	4 3 5 7 13 9 17 8 16 1 1 12 15	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11 3.29 3.37 2.95 2.97	9 1 4 6 13 8 17 7 15 2 14 16 10	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3 13.3 15.3 8.7
Just a golf course Good Course Conditions Fun and Challenging Layout Driving Range Merchandise Grill Room Fine Dining Options Beverage Cart Locker Rooms Golf Carts Golf Lesson Availability Club Fitting Services Free Range Balls Towels in Carts Drinking Water on Course Pace of Play	3.21 1.92 2.04 2.36 2.96 2.56 3.17 2.42 3.06 2.04 3.1 3.12 2.34 2.46 2.06 2	17 1 3 7 12 10 16 8 13 4 14 15 6 9 5	2.96 1.99 2.1 2.49 3.14 2.68 3.56 2.51 3.25 2.06 3.27 2.76 2.85 2.17	111 14 6 13 8 17 7 15 2 14 16 9 10 5 3	2.41 2.26 2.41 3.02 3.6 3.22 3.88 3.11 3.78 2.22 3.58 3.71 3.75 3.61 2.5 2.25	4 3 5 7 13 9 17 8 16 1 1 15 11 14 6 2	2.86 2.06 2.18 2.62 3.23 2.82 3.54 2.68 3.36 2.11 3.29 3.37 2.95 2.97 2.24 2.11	9 1 4 6 13 8 17 7 15 2 14 16 10 11 5 3	10.7 1.7 4.0 6.7 12.7 9.0 16.7 7.7 14.7 2.3 13.3 15.3 8.7 11.0 5.3 2.3
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interoffice MEMORANDUM

To:

Beavercreek City Council

Michael Cornell, City Manager

From:

Matthew Funk, Code Enforcement Officer

Subject:

Property Maintenance Code Update

Date:

February 12, 2015

Tentatively, upon the City Manager's approval, the draft Property Maintenance Code will be presented and discussed during the Council Work Session on March 15, 2015. I have included with this memo a draft copy of the Property Maintenance Code to provide you ample time to review the document prior to the work session. Additionally, a copy is being placed on the City's website to allow for citizen review and input.

CITY OF BEAVERCREEK



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SCOPE AND ADMINISTRATION

§ 153.01 GENERAL

- (A) *Title*. These regulations shall be known as the City of Beavercreek Property Maintenance Code, hereinafter referred to as "this code."
- (B) *Scope*. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.
- (C) *Intent*. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
- (D) Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

§ 153.02 APPLICABILITY

- (A) General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
- (B) *Maintenance*. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.
- (C) Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Beavercreek Zoning Code, Ohio Building Code, Ohio Fire Code, International Fuel Gas Code, Ohio Mechanical Code, Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, Ohio Plumbing Code and NFPA 70.
- (D) Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the city or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.
- (E) Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.
- (F) *Historic buildings*. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.
- (G) Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in (1) and (2). Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.
 - (1) *Conflicts*. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.
 - (2) Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard

includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

- (H) Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.
- (I) Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.
- (J) Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

§ 153.03 DEPARTMENT OF CODE ENFORCEMENT

- (A) *General*. The Department of Code Enforcement is hereby created and the executive official in charge thereof shall be known as the code official.
- (B) Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction.
- (C) *Deputies*. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the code official.
- (D) *Liability*. The code official, member of the Board of Zoning Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.
- (E) *Fees*. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the fee schedule as approved by the City Manager..

§ 153.04 DUTIES AND POWERS OF THE CODE OFFICIAL

- (A) General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code.
- (B) *Inspections*. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
- (C) Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.
- (D) *Identification*. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.
- (E) Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code.
- (F) Department records. The code official shall keep official records of all business and activities of the department

specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

§ 153.05 APPROVAL

- (A) *Modifications*. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's representative, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.
- (B) Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.
- (C) Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the city. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures performed by an approved agency.
- (D) *Used material and equipment*. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the code official.
- (E) Approved materials and equipment. Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.
- (F) *Research reports*. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

§ 153.06 VIOLATIONS

- (A) *Unlawful acts*. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.
- (B) Notice of violation. The code official shall serve a notice of violation or order in accordance with § 153.007.
- (C) Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with § 153.007 shall be deemed guilty of a misdemeanor or civil infraction as determined by the city, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure or violation is located and shall be a lien upon such real estate.
- (D) *Violation penalties*. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The penalties are set forth as follows:
 - 1. For a first offense, a minor misdemeanor.
 - 2. For a second offense (whether or not of the same section of this chapter, occurring not later than two years after the first offense) a misdemeanor of the third degree. The court shall impose upon the offender a fine of not less than \$500, no portion of which may be suspended.
 - 3. For a third offense (whether or not of the same section of this chapter, occurring not later than two years after the previous offense), a misdemeanor of the second degree. The court shall impose upon the offender a fine of not less than \$1000, no portion of which may be suspended.

- 4. For a fourth offense and each subsequent offense (whether or not of the same section of this chapter, occurring not later than two years after the previous offense), a misdemeanor of the second degree. The court shall impose upon the offender a fine of not less than \$1,000, no portion of which may be suspended, or shall impose a sentence of imprisonment for not more than 30 days, with no portion of the imprisonment sentence to be suspended, or may impose both such a fine and sentence of imprisonment.
- (E) Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the city from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

§ 153.07 NOTICES AND ORDERS

- (A) *Notice to person responsible*. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in (B) and (C) to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with § 153.008 (C).
- (B) Form. Such notice prescribed in (A) shall be in accordance with all of the following:
 - 1. Be in writing.
 - 2. Include a description of the real estate sufficient for identification.
 - 3. Include a statement of the violation or violations and why the notice is being issued.
 - 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit, or structure, or premises into compliance with the provisions of this code.
 - 5. Inform the property owner, owner's agent and/or occupant of the right to appeal.
 - 6. Include a statement of the right to file a lien in accordance with § 153.006 (C).
- (C) Method of service. Such notice shall be deemed to be properly served if a copy thereof is:
 - 1. Delivered personally;
 - 2. Sent by certified or first-class mail addressed to the last known address; or
 - 3. Posted in a conspicuous place in or about the structure or premises affected by such notice.
- (D) *Unauthorized tampering*. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.
- (E) Penalties. Penalties for noncompliance with orders and notices shall be as set forth in § 153.006 (D).
- (F) Transfer of ownership. It shall be unlawful for the owner of any dwelling unit, structure or premises who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit, structure, or premises to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

§ 153.08 UNSAFE STRUCTURES AND EQUIPMENT

- (A) General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
 - (1) Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

- (2) Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
- (3) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
- (4) *Unlawful structure*. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.
- (B) Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.
 - (1) Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in § 153.002 (G) in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.
- (C) *Notice*. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with § 153.007 (C). If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in § 153.007 (B).
- (D) *Placarding*. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.
- (E) *Prohibited occupancy*. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.
- (F) Abatement methods. The owner, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.
- (G) *Record*. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

§ 153.09 EMERGENCY MEASURES

(A) *Imminent danger*. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been

Prohibited by the Code Enforcement Officer." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

- (B) *Temporary safeguards*. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.
- (C) *Closing streets*. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.
- (D) *Emergency repairs*. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
- (E) Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city. The legal counsel of the city shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.
- (F) *Hearing*. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

§ 153.10 DEMOLITION

- (A) General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment, after review, is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure; or by reason of continued vacancy thereby resulting in lack of reasonable and adequate maintenance of structures and premises and causing deterioration and blighting influence on nearby properties; or by reason of being vacant and having one or more conditions which violates a provision of this Chapter, to demolish and remove such structure If such structure is capable of being made safe by repairs, the code official may, in lieu of demolition, order the owner to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option. Where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the structure up for future repair shall not extend beyond six months, unless approved by the code official.
- (B) *Notices and orders*. All notices and orders shall comply with § 153.007.
- (C) Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- (D) Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

§ 153.11 MEANS OF APPEAL

(A) Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Zoning Appeals, provided that a written application for appeal is filed within 15 days from the date of the decision, notice or order. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. Appeals heard by the Board of Zoning Appeals shall be submitted on forms provided by the City. Each application shall be accompanied by such fee as indicated in the fee schedule as approved by the City Manager.

- (B) *Membership of board and organization*. The members of the Board of Zoning Appeals are appointed, serve and organized as specified in § 158.172 of the Beavercreek Zoning Code.
- (C) *Notice of meeting*. The board shall meet upon notice, within 45 days of the filing of an appeal, or at stated periodic meetings.
- (D) *Open hearing*. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard. A majority of the members of the board shall constitute a quorum for conducting business.
 - (1) *Procedure*. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.
- (E) *Postponed hearing*. When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.
- (F) *Board decision*. The board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members. The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official. The code official shall take immediate action in accordance with the decision of the board.
- (G) Appeals to the City Council. Any person, firm or corporation or any officer, department, board or agency of the municipality who or which has been aggrieved or affected by any decision of the Board of Zoning Appeals may appeal from such decision to the Council by filing a petition with the Clerk of Council within 15 days from the date of the decision. Such petition shall state the facts of the case. There shall be filed with the petition a separate document stating the grounds of the appeal. The Council shall hold a public hearing on such appeal not later than 30 days after such appeal has been filed with its Clerk. The Council by an affirmative vote of four of its members shall decide the matter and the Council's decision shall be final.
- (H) Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the Board of Zoning Appeals.

§ 153.12 STOP WORK ORDER

- (A) Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order
- (B) *Issuance*. A stop work order shall be in writing and shall be given to the owner of the property, to the owner's agent, to the person doing the work, or posted in a conspicuous place on the premises. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.
- (C) *Emergencies*. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.
- (D) Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties provided by this code.

DEFINITIONS

§ 153.20 GENERAL DEFINITIONS

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular. Where terms are not defined in this code and are defined in the Ohio Building Code, Ohio Fire Code, International Fuel Gas Code, Ohio Mechanical Code, Ohio Plumbing Code, Ohio Residential Code, Beavercreek Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

ANCHORED. Secured in a manner that provides positive connection.

APPROVED. Approved by the code official.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for occupancy.

CONSTRUCTION MATERIAL. Material typically used in the construction or maintenance of properties, buildings or other structures including, but not limited to, doors, windows, concrete block, brick, lumber, shingles, gutters, cement board, tubing, conduit, fencing, downspouts, siding, cement, nails, fasteners, or similar material.

DEBRIS. The remains of something broken down or destroyed. Additionally, any used or damaged materials including, but not limited to, concrete, sand, gravel, asphalt and lumber.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

FIREWOOD. Any wood or wood product used or intended to be used as heating fuel in a residence or as a recreational fire on the property. Painted or treated wood, tree limbs, roots and other brush shall not be considered firewood.

FRONT YARD. Any open space extending the full width of the lot, the depths of which are the minimum horizontal distances between the front lot line and nearest points of the principal building.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets,

halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HOUSEKEEPING UNIT. A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

JUNK or INOPERABLE VEHICLE. A vehicle shall be deemed a junk or inoperable vehicle whenever any one of the following occurs:

- (1) The vehicle is without a valid current registration and/or license plate;
- (2) The vehicle is without fully inflated tires and/or has any type of support under it;
- (3) The vehicle has a substantially damaged or missing windshield, door(s), motor, transmission, or other similar major part;
- (4) The vehicle is motorized but is incapable of being moved under its own power;
- (5) The vehicle is abandoned:
- (6) The vehicle is primarily being used for the purpose of storage;

JUNK. Scrap metal, vehicular parts, or any dismantled, partially dismantled, non-operative or discarded machinery, equipment, or part thereof. Any worn out, cast-off or discarded item, article or material which is ready for destruction or has been collected or stored for salvage or conversion to some other use. Any item of tangible personal property designed to be used in an environment protected from the elements, such as inside a building, shall be presumed junk if the item is stored outside. Such items include, but are not limited to, mattresses, furniture, appliances, electronics, power tools and clothing.

LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LAWN. An area planted with grass which is to be maintained and mowed at a short height.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one-or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, decayed and decaying materials of all kinds of descriptions, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed or a portion thereof.

TARP. A piece of material, typically water-resistant or waterproof, designed for protecting exposed objects or areas. Materials may include, but not limited to, canvas, urethane coated polyester, and plastics.

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

VEHICLE. Any device used for the transportation of people or goods over land, air or water surfaces, and/or licensed as a vehicle by the State of Ohio. This term includes, but is not limited to, automobile, truck, trailer, bus, camper, motorcycle, farm tractor, boat, airplane or helicopter.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

YARD WASTE. Leaves, grass clippings, tree limbs, brush, soil, rocks, or debris that results from landscaping, gardening, yard maintenance or land cleaning operations.

GENERAL REQUIREMENTS

§ 153.30 EXTERIOR PROPERTY AREAS

- (A) Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- (B) *Grading and drainage*. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- (C) *Sidewalks and driveways*. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- (D) Weeds and Plant Growth. All premises and exterior property shall be maintained free from excessive weed or plant growth.
 - (1) Grass and Weeds. All grass and weeds shall be maintained in accordance with § 97.10 and § 97.11 of the Beavercreek Code of Ordinances.
 - (2) Trees, Hedges and Shrubbery. All Trees, hedges, shrubbery and other vegetation shall be maintained in accordance with § 97.12 of the Beavercreek Code of Ordinances.
- (E) *Rodent harborage*. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
- (F) Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- (G) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- (H) Junk or inoperable vehicles in residential districts. Except routine maintenance of personal vehicles(s) such as oil changes, cleaning, changing a flat tire, minor rust repairs, and similar activities, no person shall deposit, store, maintain, repair, collect or permit the deposit, storage, maintenance, repair or collection of junk vehicle(s) on his or her premises or on any premises under his or her control unless such vehicle is inside a completely enclosed building.
- (I) *Junk or inoperable vehicles in commercial districts*. All junk and inoperable vehicles shall be located so as not to be a blighting influence to surrounding properties.
 - (1) Storage. Except as provided for in other regulations, no person, firm or corporation shall deposit, store, maintain, or collect or permit the deposit, storage, maintenance or collection of junk vehicle(s) on his or her premises or on any premises under his or her control unless such vehicle is located out of ordinary public view and view from adjoining properties by means of storage inside a completely enclosed building, by opaque screening, or by other means acceptable to the city. Vehicle covers shall not constitute a means of compliance with this requirement.
 - (2) *Stripping or dismantling*. No person, firm or corporation shall strip or dismantle any vehicle, unless such vehicle(s) is located out of ordinary public view and view from adjoining properties by means of being inside a completely enclosed building, by solid opaque screening, or by other means acceptable to the city.
 - (3) Painting or body work. Except as may otherwise be permitted by other codes and regulations of the city, no person, firm or corporation shall paint, or perform major vehicle repair or body work on any vehicle(s) unless such vehicle(s) is located out of ordinary public view and view from adjoining properties by means of being inside a completely enclosed building or by other means acceptable to the city. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
 - (4) Screening. Screening shall be in accordance with the following requirements:
 - 1. Fences or walls shall be neatly constructed of opaque material and maintained to insure their opaqueness.
 - 2. Vegetation and/or mounding shall be designed and grown to an opaque state and maintained as such.
 - 3. Screening shall not be less than six feet in height above grade.
 - 4. Screening shall not contain advertising.

- (J) *Defacement of property*. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, tagging or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- (K) Junk, yard waste and debris. No person shall maintain, accumulate, cause to be accumulated, or allow to be accumulated junk, yard waste or debris upon any property located within the city.
- (L) *Firewood.* Firewood may be stored upon residential property solely for use on the premises and not for resale. Firewood stored outdoors on a residential property shall be stored in the following manner:
 - 1. Cut/split and prepared for use.
 - 2. In neat, stable and secure stacks not exceeding 5 feet in height and 48 inches in width.
 - 3. Not stored in the front yard.
 - 4. Not in a deteriorating state.
- (M) Construction material. The outdoor storage of construction material and furnishings is prohibited except during the active maintenance or construction process.
- (N) *Equipment, Tools, Toys.* The storage of equipment, tools, toys, bicycles and other personal items in the front yard, unless otherwise allowable within this code, or other chapter of the Beavercreek Code of Ordinances, is prohibited.
- (O) *Use of Tarps*. The use of tarps for roof and building repairs for more than 60 days is prohibited. The use of tarps for vehicle covers, temporary canopies, screening, enclosures, awnings, covering items, and the like, for more than 10 days is prohibited in any outdoor area, except for covers purposefully designed and manufactured to form fit a vehicle or item.
- (P) *Excavations*. All open, vacant or abandoned excavations, and the like, creating an attractive nuisance, shall be properly secured so as to prevent unauthorized access until the hazard has been eliminated.
- (Q) Lawns. On developed parcels, lawns must be established and maintained in areas surrounding structures or any area not covered by landscaping, gardens, driveways, and/or parking areas in order to prevent erosion of soil.

§ 153.31 SWIMMING POOLS, SPAS AND HOT TUBS

- (A) Swimming pools. Swimming pools, hot tubs and spas shall be maintained in a clean and sanitary condition, and in good repair.
- (B) *Enclosures*. Swimming pools, hot tubs and spas shall be enclosed by a fence, or other proper barrier, and maintained in accordance with § 158.121 of the Beavercreek Zoning Code.

§ 153.32 EXTERIOR STRUCTURE

- (A) *General*. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Conditions determined to be unsafe shall be repaired, replaced or demolished to comply with the Ohio Building Code.
- (B) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- (C) Premises identification. All officially assigned street address numbers shall be placed, displayed and continuously maintained in a conspicuous place or places, as required by this section, so as to be easily legible from the street to which the official number is assigned. The graphic representation of the official street address number assigned to the building, structure, or unit shall be by use of English language numbers (Arabic numerals) displayed in the correct sequence, and displayed toward the direction of the street to which that official number is assigned. The displayed number forming the official assigned building, structure, or unit number shall not be less than three inches in height.
- (D) *Structural members*. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (E) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall

be kept in such condition so as to prevent the entry of rodents and other pests.

- (F) *Exterior walls*. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (G) *Roofs and drainage*. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- (H) *Decorative features*. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (I) Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment.
- (J) Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (K) Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (L) *Handrails and guards*. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (M) Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (N) *Insect screens*. Every door, window and other outside opening utilized or required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
- (O) *Doors*. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with § 153.070 (C).
- (P) Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
- (Q) Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.
- (R) *Building security*. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - (1) *Doors.* Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.
 - (2) Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
 - (3) *Basement hatchways*. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

(S) *Gates*. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

§ 153.33 INTERIOR STRUCTURE

- (A) *General.* The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Conditions determined to be unsafe shall be repaired, replaced or demolished to comply with the Ohio Building Code.
- (B) *Structural members*. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- (C) *Interior surfaces*. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
- (D) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- (E) *Handrails and guards*. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (F) *Interior doors*. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

§ 153.34 COMPONENT SERVICEABILITY

(A) *General*. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Conditions determined to be unsafe shall be repaired, replaced or demolished to comply with the Ohio Building Code.

§ 153.35 HANDRAILS AND GUARDRAILS

(A) General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Guards shall not be required where exempted by the adopted building code.

§ 153.36 RUBBISH AND GARBAGE

- (A) Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- (B) *Disposal of rubbish*. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
 - (1) *Rubbish storage facilities*. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.
 - (2) *Refrigerators*. Until disposal, refrigerators and similar equipment shall be stored on premises in accordance with § 94.04 of the Beavercreek Code of Ordinances.
- (C) *Disposal of garbage*. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.
 - (1) Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants

in each dwelling unit; or an approved leakproof, covered, outside garbage container.

- (2) *Containers*. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with closefitting covers for the storage of such materials until removed from the premises for disposal.
- (D) *Roadside collection*. No residential or commercial solid waste or recycling containers, or waste materials shall be placed along a street, alley or right-of-way, on a public sidewalk, or on other public property any sooner than 24 hours before the time of collection by sanitation vehicles and shall be removed from these areas within 24 hours of the time of collection.

§ 153.37 PEST ELIMINATION

- (A) *Infestation*. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
- (B) Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
- (C) Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.
- (D) *Multiple occupancy*. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.
- (E) *Occupant*. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. However, where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

§ 153.40 LIGHT

(A) *Habitable spaces*. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33m²). The exterior glazing area shall be based on the total floor area being served.

- (B) Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings and treads.
- (C) *Other spaces*. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.
- (D) Alternative devices. In lieu of the means for natural light herein prescribed, artificial complying with the Ohio Building Code shall be permitted.

§ 153.41 VENTILATION

- (A) *Habitable spaces*. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in § 153.040 (A).
- (B) Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by (A), except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
- (C) Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

- 1. Where specifically approved in writing by the code official.
- 2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.
- (D) *Process ventilation*. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.
- (E) *Clothes dryer exhaust*. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions, except for listed and labeled condensing (ductless) clothes dryers.
- (F) *Alternative devices*. In lieu of the means for natural ventilation herein prescribed, mechanical ventilation complying with the Ohio Building Code shall be permitted.

§ 153.42 OCCUPANCY LIMITATIONS

- (A) *Privacy*. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
- (B) Minimum room widths. A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any

plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

(C) *Minimum ceiling heights*. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:

- 1. In one-and two-family dwellings, beams or girders spaced a minimum of 4 feet (1219 mm) on center and projecting a maximum of 6 inches (152 mm) below the required ceiling height.
- 2. Basement rooms in one-and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
- 3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over a minimum of one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.
- (D) Bedroom, dining room and living room requirements. Every bedroom and living room shall comply with the following requirements:
 - (1) Living room area. Every living room shall contain at least 120 square feet (11.2 m²) for dwelling units with 1-5 occupants and at least 150 square feet (13.9 m²) for dwelling units with 6 or more occupants.
 - (2) *Dining room area*. Every dining room shall contain at least 80 square feet (7.4 m²) for dwelling units with 3-5 occupants and at least 100 square feet (9.3 m²) for dwelling units with 6 or more occupants. There are no minimum area requirements for dining rooms in dwelling units containing 2 or fewer occupants.
 - (3) Bedroom area. Every bedroom shall contain a minimum of 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m²) of floor area for each occupant thereof.
 - (4) Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces, unless the units contains fewer than two bedrooms.
 - (5) Water closet accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.
 - (6) Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.
 - (7) Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements in §§ 153.050-153.055; the heating facilities and electrical receptacle requirements in §§ 153.060-065; and the smoke detector and emergency escape requirements in §§ 153.070-072.
- (E) Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of (D).
 - (1) Sleeping area. The minimum occupancy area required by (D)(1) and (D)(2) shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with (D)(3).
 - (2) *Combined spaces*. Combined living room and dining room spaces shall comply with the requirements of (D) if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.
- (F) Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:
 - 1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
 - 2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a

- minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
- 3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
- 4. The maximum number of occupants shall be three.
- (G) *Food preparation*. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.



PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

§ 153.50 REQUIRED PLUMBING FACILITIES

- (A) Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory
- (B) Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.
- (C) *Hotels*. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.
- (D) *Employees' facilities*. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.
- (E) *Public toilet facilities*. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the Ohio Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

§ 153.51 TOILET ROOMS

- (A) *Privacy*. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.
- (B) *Location*. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.
- (C) Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities. Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities are exempt for this requirement.
- (D) Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

§ 153.52 PLUMBING SYSTEMS AND FIXTURES

- (A) *General*. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
- (B) Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.
- (C) *Plumbing system hazards*. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

§ 153.53 WATER SYSTEM

(A) General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in

accordance with the Ohio Plumbing Code.

- (B) Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, chemical dispensers and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
- (C) *Supply*. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
- (D) Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

§ 153.54 SANITARY DRAINAGE SYSTEM

- (A) *General*. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- (B) *Maintenance*. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
- (C) Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official.

§ 153.55 STORM DRAINAGE

(A) General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

MECHANICAL AND ELECTRICAL REQUIREMENTS

§ 153.60 HEATING FACILITIES

- (A) Facilities required. Heating facilities shall be provided in structures as required by this section.
- (B) Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.
- (C) *Heat supply*. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms.
- (D) Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. Processing, storage and operation areas that require cooling or special temperature conditions and areas in which persons are primarily engaged in vigorous physical activities are exempt from this requirement.
- (E) *Room temperature measurement*. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

§ 153.61 MECHANICAL EQUIPMENT

- (A) *Mechanical appliances*. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
- (B) *Removal of combustion products*. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent, except for fuel-burning equipment and appliances which are labeled for unvented operation.
- (C) Clearances. All required clearances to combustible materials shall be maintained.
- (D) Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.
- (E) *Combustion air*. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
- (F) *Energy conservation devices*. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

§ 153.62 ELECTRICAL FACILITIES

- (A) Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and § 153.063.
- (B) Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFP A 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.
- (C) Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
 - (1) Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.
 - (a) *Electrical equipment*. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the Ohio Building Code.
 - (b) Exception. The following equipment shall be allowed to be repaired where an inspection report from the

equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

- 1. Enclosed switches, rated a maximum of 600 volts or less;
- 2. Busway, rated a maximum of 600 volts;
- 3. Panelboards, rated a maximum of 600 volts;
- 4. Switchboards, rated a maximum of 600 volts;
- 5. Fire pump controllers, rated a maximum of 600 volts;
- 6. Manual and magnetic motor controllers;
- 7. Motor control centers:
- 8. Alternating current high-voltage circuit breakers;
- 9. Low-voltage power circuit breakers;
- 10. Protective relays, meters and current transformers;
- 11. Low-and medium-voltage switchgear;
- 12. liquid-filled transformers;
- 13. Cast-resin transformers;
- 14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
- 15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
- 16. Luminaires that are listed as submersible;
- 17. Motors:
- 18. Electronic control, signaling and communication equipment.
- (2) Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.
 - (a) *Electrical equipment*. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Ohio Building Code. However, electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement are exempted.

§ 153.63 ELECTRICAL EQUIPMENT

- (A) *Installation*. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- (B) *Receptacles*. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.
- (C) *Luminaires*. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 V shall have ground fault circuit interrupter protection.
- (D) Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

§ 153.64 ELEVATORS, ESCALATORS AND DUMBWAITERS

(A) General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME AI7.I. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME AI7.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

(B) *Elevators*. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing are exempted.

§ 153.65 DUCT SYSTEMS

(A) General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.



FIRE SAFETY REQUIREMENT

§ 153.70 MEANS OF EGRESS

- (A) General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the Ohio Fire Code.
- (B) Aisles. The required width of aisles in accordance with the Ohio Fire Code shall be unobstructed.
- (C) *Locked doors*. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the Ohio Building Code.
- (D) *Emergency escape openings*. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

§ 153.71 FIRE-RESISTANCE RATINGS

- (A) *Fire-resistance-rated assemblies*. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
- (B) *Opening protectives*. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

§ 153.72 FIRE PROTECTION SYSTEMS

- (A) *General*. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Ohio Fire Code.
 - (1) Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.
- (B) Smoke alarms. Single-or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:
 - 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - 2. In each room used for sleeping purposes.
 - 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- (C) *Power source*. In Group R or I-I occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
 - Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.
- (D) *Interconnection*. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be

required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

- 1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.
- 2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.







CITY COUNCIL AGENDA Regular Meeting – February 23, 2015 6:00 p.m. **Council Chambers**

- CALL TO ORDER Ι.
- II. **ROLL CALL**
- PLEDGE AND MOMENT OF SILENCE Council Member Petrak III.
- APPROVAL OF AGENDA IV.
- ٧. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
 - A. Ordinance 15-01 Easement to Greene County for Installation of Sanitary Sewer Line through Virgallito Park (Third Reading)
 B. Resolution 15-6 MVRPC Vehicle Grant
- VII. **DECISION ITEMS**
 - A. Appointments to Boards and Commissions
- VIII. CITY MANAGER'S REPORT
- IX. MAYOR'S REPORT
- Χ. **COUNCIL TIME**
- CITIZEN COMMENTS XI.
- XII. **ADJOURNMENT**



CITY COUNCIL AGENDA Regular Meeting – March 9, 2015 6:00 p.m. Council Chambers

PRESENTATIONS

Ohio Veterans Hall of Fame, State Representatives Rick Perales and Robert Hackett presenting

PROCLAMATIONS

- National Girl Scout Week, Susan Grinkemeyer
- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND MOMENT OF SILENCE Council Member Upton
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. PUBLIC HEARING PUD 541 MOD 1/15 McDonald's
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Motion
- VII. PUBLIC HEARING PUD 91-2 MOD 1/15 IHOP
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Motion
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
- IX. CITY MANAGER'S REPORT
- X. MAYOR'S REPORT
- XI. COUNCIL TIME
- XII. CITIZEN COMMENTS
- XIII. ADJOURNMENT

PLANNING DEPARTMENT STATUS REPORT February 12, 2015

CITY COUNCIL

February 23, 2015

March 9, 2015

- PUD 541, Major MOD, McDonald's, public hearing
 PUD 91-2, Major MOD, IHOP, public hearing

March 23, 2015

• PC 15-2, Rine annexation, public hearing

Tabled / Delayed / Pending

PLANNING COMMISSION

March 4, 2015

- PC 15-1, Conditional Use, Marianist, public hearing
 PC 15-2, Rine LUP, public hearing
 PUD 15-1, AAA Tire & Auto Service, public hearing
 Z- 15-1, Rine rezoning, public hearing
 PUD 92-1, Major MOD, Sam's Fueling Station, public hearing
 PUD 91-2, Minor MOD, Hobby Lobby
 PUD 98-9, Minor MOD, Riverside Research

Replats/Lot Combinations – Internal Review

Incidental Modifications

Filed/Incomplete

Currently Tabled / Delayed

BOARD OF ZONING APPEALS

March 11, 2015

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Currently Tabled or Delayed

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